CITY AND COUNTY OF SAN FRANCISCO MUNICIPAL CODE

ZONING MAPS

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CITY AND COUNTY OF SAN FRANCISCO

MUNICIPAL CODE

Charter
Administrative Code
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Health Code
Municipal Elections Code
Park Code
Planning Code
Police Code
Port Code
Public Works Code
Subdivision Code
Traffic Code
Zoning Maps

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May 1, 2006

We are pleased to present a revised edition of the official zoning maps of the City and County of San Francisco. As the initial component of a comprehensive update of these maps, this edition features zoning use district maps in full color for the first time. Publication of these maps is part of our continuing effort to provide convenient and readily accessible information about controls and other Planning matters to the public.

It is our hope that this publication, along with regular updates and reprints, will assist the public in obtaining important property information that is accurate, concise and up to date.

We would appreciate any comments and suggestions you might have to improve the effectiveness of this publication in the future. Please direct any responses to Scott Dowdee, phone (415) 558-6259.

Sincerely,

Dean Macris
Dean L. Macris
Director of Planning

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ZONING MAP CODE
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INTRODUCTION

This document contains the Zoning Maps of the City and County of San Francisco. These maps are updated through May 2006. The maps reflect the information available to the Planning Department as of that date. Ordinances for all reclassifications adopted since June 1990 and future ordinances adopted between annual publications of these maps will be provided on a subscription basis. The reclassification ordinances normally list the address, the Assessor's block and lot numbers, and a metes and bounds description of the property being rezoned, making it possible to identify the property with precision. Subscribing to the map ordinance service will assure that you have the current information at all times as ordinances will be mailed to subscribers by the time new legislation takes effect.

To find the zoning of any given parcel, the reader should locate the parcel on the relevant Use District Maps, numbered ZN01—ZN13, and Height and Bulk District Maps, numbered HT01—HT13, as well as checking to see if the parcel is in a Special Use District (numbered SU01—SU13), Preservation District (numbered PD01—PD08), Coastal Zone (numbered CZ04—CZ13), or Special Sign District (numbered SS01 and SS02).

Finally, readers should be aware that the information provided in this document reflects the Department's transcription of zoning from adopted ordinances. It is accurate to the best of the Department's knowledge. However, the final legal determinant of the zoning of any parcel is the Board of Supervisor's ordinances adopting the applicable zoning.

The Planning Department is in the process of comprehensively updating this Zoning Maps publication. In addition to reorganizing and renaming the maps, which is explained below, the Department is migrating from manually-intensive, hand-drafted maps to Geographic Information Systems (GIS)-based, electronically-generated, intelligent maps. Within this edition, the Zoning Use District (the ZN-numbered series) maps are the only ones to have received the full comprehensive updating. This update process for the Zoning Use District maps gave the Department, for the first time, the capability to print those maps in full color.

Over the next year, the Height and Bulk Districts (HT series), Special Use Districts (SU series), Preservation Districts (PD series), Coastal Zone Areas (CZ series) and the Special Sign District (SS series) maps will be similarly revised and updated. In addition, the Department is preparing two new series of maps - the NC (Neighborhood Commercial) series which will show the boundaries of all of the Individual Area Neighborhood Commercial Districts and their respective quarter-mile radius buffer areas in which their NCD controls also apply, and the RA (Redevelopment Agency) series which will show the boundaries of all of the Redevelopment Agency's active Project Areas.

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USE DISTRICTS

Presented below is a listing of the Use Districts currently in effect in the City and County of San Francisco. A Planning Code section reference is also included for each use district listed.

Zoning	*Name of District*	*Code Sections*
PUBLIC USE DISTRICTS		
P	Public Use District	§ 234
RESIDENTIAL DISTRICTS		
RH-1	Residential - House Districts, One Family	§ 206.1
RH-1(D)	Residential - House Districts, One Family- Detached	§ 206.1
RH-1(S)	Residential - House Districts, One Family- Secondary Unit	§ 206.1
RH-2	Residential - House Districts, Two Family	§ 206.1
RH-3	Residential - House Districts, Three Family	§ 206.1
RM-1	Residential - Mixed Districts, Low Density	§ 206.2
RM-2	Residential - Mixed Districts, Moderate Density	§ 206.2
RM-3	Residential - Mixed Districts, Medium Density	§ 206.2
RM-4	Residential - Mixed Districts, High Density	§ 206.2
RC-3	Residential - Commercial Combined Districts, Medium Density	§ 206.3
RC-4	Residential - Commercial Combined Districts, High Density	§ 206.3
NEIGHBORHOOD COMMERCIAL DISTRICTS		
General Area Districts		
NC-1	Neighborhood Commercial Cluster District	§ 710
NC-2	Small-Scale Neighborhood Commercial District	§ 711
NC-3	Moderate-Scale Neighborhood Commercial District	§ 712
NC-S	Neighborhood Commercial Shopping Center District	§ 713
Individual Area Districts		
NCD	24th Street - Noe Valley Neighborhood Commercial District	§ 728
NCD	24th Street - Mission Neighborhood Commercial District	§ 727
NCD	Broadway Neighborhood Commercial District	§ 714
NCD	Castro Street Neighborhood Commercial District	§ 715
NCD	Haight Street Neighborhood Commercial District	§ 719
NCD	Hayes - Gough Neighborhood Commercial District	§ 720
NCD	Inner Clement Street Neighborhood Commercial District	§ 716
NCD	Inner Sunset Neighborhood Commercial District	§ 730
NCD	North Beach Neighborhood Commercial District	§ 722
NCD	Outer Clement Street Neighborhood Commercial District	§ 717
NCD	Polk Street Neighborhood Commercial District	§ 723
NCD	Sacramento Street Neighborhood Commercial District	§ 724
NCD	Union Street Neighborhood Commercial District	§ 725
NCD	Upper Fillmore Street Neighborhood Commercial District	§ 718
NCD	Upper Market Street Neighborhood Commercial District	§ 721
NCD	Valencia Street Neighborhood Commercial District	§ 726
NCD	West Portal Avenue Neighborhood Commercial District	§ 729

Zoning	*Name of District*	*Code Sections*
MIXED USE DISTRICTS		
Chinatown Mixed Use Districts		
CCB	Chinatown - Community Business Mixed Use District (MUD)	§ 810
CR-NC	Chinatown - Residential Neighborhood Commercial District	§ 812
CVR	Chinatown - Visitor Retail District	§ 811
South of Market Mixed Use Districts		
RED	South of Market - Residential Enclave District	§ 813
RSD	South of Market - Residential/Service District	§ 815
SLI	South of Market - Service/Light Industrial District	§ 817
SLR	South of Market - Service/Light Industrial/Residential District	§ 816
SPD	South of Market - South Park District	§ 814
SSO	South of Market - Service/Secondary Office District	§ 818
Downtown Residential Districts		
RH DTR	Rincon Hill Downtown Residential District	§ 827
TB DTR	Transbay Downtown Residential District	§ 825.1
COMMERCIAL DISTRICTS		
C-2	Community Business District	§ 210.2
C-3-G	Downtown - General Commercial District	§ 210.3
C-3-O	Downtown - Office District	§ 210.3
C-3-O (SD)	Downtown - Office (Special Development) District	§§ 210.3, 248
C-3-R	Downtown - Retail District	§ 210.3
C-3-S	Downtown - Support District	§ 210.3
INDUSTRIAL DISTRICTS		
C-M	Heavy Commercial District	§ 210.4
M-1	Light Industrial District	§ 210.3
M-2	Heavy Industrial District	§ 210.3

BULK LIMITS

Presented below is a summary of the of bulk limits from § 270 of the Planning Code. These limits appear on the Height and Bulk District Maps numbered HT01 through HT13.

Bulk District Symbol on Height and Bulk Maps	**Height above Which Maximum Dimensions Apply (in Feet)**	**Maximum Plan Dimensions (in Feet)**	
		Length	**Diagonal Dimension**
A	40	110	125
B	50	110	125
C	80	110	125
D	40	110	140
E	65	110	140
F	80	110	140
G	80	170	200
H	100	170	200
I	150	170	200
J	40	250	300
K	60	250	300
L	80	250	300
M	100	250	300
N	40	50	100
T	At setback height established pursuant to § 132.2, but no higher than 80 ft.	110	125
V	At setback height established pursuant to § 253.2	110	140
OS	See § 290.		
R	This table not applicable. But see § 270(e).		
S	This table not applicable. But see § 270(d).		
TB	This table not applicable. But see § 263.18.		
X	This table not applicable. But see § 260(a)(3).		

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SPECIAL USE DISTRICTS

Presented below is a listing of the Special Use Districts currently in effect in the City and County of San Francisco. A Planning Code section reference is also included for each Special Use District listed.

Name of District	*Code Sections*	*Map Nos.*
SPECIAL USE DISTRICTS		
Alabama - 18th Streets Affordable Housing Special Use District	§ 249.27	SU07
Automotive Special Use District	§ 237	SU02
Bayshore - Hester Neighborhood Commercial Special Use District	§ 780.2	SU10
Bernal Heights Special Use District	§ 242	SU07, SU08, SU11
California - Presidio Community Center Special Use District	§ 249.21	SU03
Candlestick Point Special Use District	§ 249.19	SU09, SU10
Chestnut Street Financial Services Restricted Use Sub-District	§ 781.7	SU02
Divisadero Street Alcohol Restricted Use District	§ 783	SU02, SU07
Dolores Heights Special Use District	§ 241	SU07
Downtown Housing Demonstration Special Use District	§ 249.26	SU01
Downtown Office Special Development District	§ 248	SU01, ZN01
Downtown Support Special Use District	§ 247	SU01
Folsom - Main Residential/Commercial Special Use District	§ 249.1	SU01
Fourth and Freelon Streets Special Use District	§§ 249.23, 263.16	SU01
Garment Shop Special Use District	§ 236	SU01, SU02
Geary Boulevard Fast-Food Restricted Use Sub-District	§ 781.4	SU03, SU04
Geary Boulevard - Divisadero Street Special Use District	§ 249.13	SU02
Haight Street Alcohol Restricted Use Sub-District	§ 781.9	SU06, SU07
Haight Street Senior Affordable Housing Special Use District	§ 249.23	SU07
Industrial Protection Zone (IPZ) Special Use District	§ 249.22	SU08, SU10
Irving Street Restaurant and Fast-Food Restricted Use Sub-District	§ 781.2	SU05
Jackson Square Special Use District	§ 249.24	SU01
Lakeshore Plaza Neighborhood Commercial Special Use District	§ 780.1	SU13
Mission Alcoholic Beverage Special Use District	§ 781.8	SU07, SU08
Mission Street Fast-Food Restricted Use Sub-District	§ 781.5	SU07
Nob Hill Special Use District	§ 238	SU01
North Beach Financial Service Restricted Use Sub-District	§ 781.6	SU01

Name of District	*Code Sections*	*Map Nos.*
North of Market Residential Special Use District (Subareas 1 & 2)	§ 249.5	SU01, SU02
Northeast China Basin Special Use District	§ 249.18	SU01
Oakdale - Quint Affordable Housing Special Use District	§ 249.16	SU10
Ocean Avenue Fast-Food Restricted Use Sub-District	§ 781.3	SU12
Restricted Light Industrial Special Use District	§ 249.15	SU09, SU10
Scott Street Senior Housing Special Use District	§ 249.20	SU02
Seventeenth - Rhode Island Grocery Store Special Use District	§ 781.10	SU08
South of Market Special Hall of Justice Legal Services District	§ 822	SU08
Taraval Street Restaurant and Fast-Food Restricted Use Sub-District	§ 781.1	SU05, SU06
Third Street Alcohol Restricted Use Sub-District	§ 782	SU08, SU10
Third Street Special Use District	§ 249.14	SU10
Third - Armstrong Affordable Housing Special Use District	§ 249.17	SU10
Transbay C-3 Special Use District	§ 249.28	SU01
Van Ness Special Use District	§ 243	SU02
Washington - Broadway Special Use District 1	§ 239	SU01
Washington - Broadway Special Use District 2	§ 239	SU02
Waterfront Special Use District 1	§§ 240, 240.1	SU01, SU02
Waterfront Special Use District 2	§§ 240, 240.2	SU01, SU02
Waterfront Special Use District 3	§§ 240, 240.3	SU01
Westwood Park Residential Character District	§ 244.1	SU12

PRESERVATION DISTRICTS

Presented below is a listing of the Preservation Districts currently in effect in the City and County of San Francisco. A Planning Code section reference is also included for each Preservation District listed.

Name of District	*Code Sections*	*Map Nos.*
HISTORIC DISTRICTS		
Alamo Square Historic District	Art. 10, App. E	PD02
Blackstone Court Historic District	Art. 10, App. H	PD02
Bush Street - Cottage Row Historic District	Art. 10, App. K	PD02
Civic Center Historic District	Art. 10, App. J	PD02
Dogpatch Historic District	Art. 10, App. L	PD08
Jackson Square Historic District	Art. 10, App. B	PD01
Liberty - Hill Historic District	Art. 10, App. F	PD07
Northeast Waterfront Historic District	Art. 10, App. D	PD01
South End Historic District	Art. 10, App. I	PD01
Telegraph Hill Historic District	Art. 10, App. G	PD01
Webster Street Historic District	Art. 10, App. C	PD02
DOWNTOWN CONSERVATION DISTRICTS		
Commercial - Leidesdorff Conservation District	Art. 11, App. G	PD01
Front - California Conservation District	Art. 11, App. H	PD01
Kearny - Belden Conservation District	Art. 11, App. I	PD01
Kearny - Market - Mason - Sutter Conservation District	Art. 11, App. E	PD01
New Montgomery - Second Street Conservation District	Art. 11, App. F	PD01
Pine - Sansome Conservation District	Art. 11, App. J	PD01
OTHER PRESERVATION DISTRICTS		
South of Market Extended Preservation District	§ 819	PD01, PD07

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COASTAL ZONE AREAS

Presented below is a listing of the Coastal Zone Areas currently in effect in the City and County of San Francisco. A Planning Code section reference is also included for each Coastal Zone Area listed.

Name of District	*Code Sections*	*Map Nos.*
COASTAL ZONE AREAS		
City and County of San Francisco	§§ 330-330.16	CZ04, CZ05, CZ13

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SPECIAL SIGN DISTRICTS

Presented below is a listing of the Special Sign Districts currently in effect in the City and County of San Francisco. A Planning Code section reference is also included for each Special Sign District listed.

Name of District	*Code Sections*	*Map Nos.*
SPECIAL SIGN DISTRICTS		
Candlestick Park Area Special Sign District	§ 608.4	SS01
Civic Center Area Special Sign District 1	§ 608.3	SS01, SS02
Civic Center Area Special Sign District 2	§ 608.3	SS01, SS02
Hamm's Building Historic Special Sign District	§ 608.14	SS02
Jackson Square Special Sign District	§ 608.9	SS01, SS02
Market Street (Octavia Street to Embarcadero) Special Sign District	§ 608.8	SS01, SS02
Scenic Streets Special Sign District	§ 608.6	SS01
Showplace Square Special Sign District	§ 608.12	SS02
Sign Illumination Special Sign District	§§ 607—607.3	SS01, SS02
South of Market General Advertising Special Sign District	§ 821	SS02
Upper Market Street (Diamond Street to Octavia Street) Special Sign District	§ 608.10	SS01, SS02

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DISTRICT SUMMARIES

INTRODUCTION

The following pages contain summaries of most of the major San Francisco Zoning Districts listed above. These summaries do not replace specific standards of the San Francisco Planning Code. If there is any conflict or apparent disagreement between these summaries and the actual law, the actual law as set forth in the San Francisco Planning Code, a part of the San Francisco Municipal Code, governs. The standards and permitted uses below may be modified by special use or special sign districts or by moratoria or interim controls that may be in effect from time to time for temporary periods.

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PREFACE TO CHART SUMMARIZING STANDARDS FOR RESIDENTIAL DISTRICTS

NOTES

The following chart is only a summary of the Planning Code provisions. The Code sections referred to in the chart should be consulted for the complete requirements, and for detailed methods by which these requirements are applied to specific property situations.

For answers to questions concerning this summary chart and the Code provisions, contact the Planning Department at (415) 558-6377 or visit the Department at 1660 Mission Street, 1st floor, San Francisco, 94103.

The following chart covers only the Residential Zoning Districts. Other use districts not covered by the chart are the Commercial and Industrial Districts (§§ 210—227, Articles 7 & 8) Public Use Districts (§§ 234—234.2) and Special Use Districts (§§ 235—249.99 and the SU-numbered series sheets of the Zoning Map.

Other Code provisions of general application to Residential districts that are not referred to in this chart are the following:

- Height and Bulk Districts (§ 122, Article 2.5 and the HT-numbered series sheets of the Zoning Map.
- Review of buildings exceeding a height of 40 feet in R Districts (§ 253).
- Legislated set-back lines, which may be more restrictive than § 132 § 131 and ordinances and resolutions for specific streets.
- Obstructions permitted over streets and alleys and in required setbacks, yards and usable open space (§ 136).
- Requirement that all dwelling units face on an open area (§ 140).
- Screening of rooftop features (§ 141).
- Screening or parking (§ 142).
- Street trees required for new development (§ 143).
- Off-street parking requirements (Article 1.5).
- Off-street loading requirements (Article 1.5).
- Accessory uses permitted for listed principal and conditional uses (§§ 204—204.5).
- Temporary uses permitted by the Commission or Zoning Administrator (§§ 205—205.2).
- Nonconforming uses (§§ 180—187).
- Density limitations for group housing (§ 208).
- Sign regulations, including Special Sign Districts (Article 6, especially § 606 and §§ 608—608.10 and the SS-numbered series sheets of the Zoning Map).

Chart corrected to 05/2006

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SUMMARY OF STANDARDS
RESIDENTIAL DISTRICTS

ZONING DISTRICT	MAXIMUM DWELLING UNIT DENSITY (§ 209.1)	OTHER PRINCIPAL USES (Permitted as of Right) (§§ 209—209.9)	OTHER CONDITIONAL USES (Subject to Commission Approval) (§§ 209—209.9)	MINIMUM LOT SIZE (§ 121)	BASIC FLOOR AREA RATIO (Other than Dwellings) (§ 124)	FRONT SET-BACK REQUIREMENTS (§ 132)	REAR YARD REQUIREMENTS (§ 134)	USABLE OPEN SPACE REQUIREMENTS FOR DWELLING UNITS (§ 135)	OTHER SPECIAL REQUIREMENTS
RH-1(D) House, One-Family (Detached Dwellings)	One dwelling unit per lot.	Residential care facility for 6 or fewer; child care facility for 12 or fewer; open space for horticulture or passive recreation; public structure or use of non-industrial character; sale or lease sign.	Medical institution; residential care facility for 7 or more; child care facility for 13 or more; elementary school; secondary school; religious institution; community facility; open recreation area; greenhouse or plant nursery; utility installation or public service facility; community garage; access driveway to C or M district; non-accessory parking for a specific use; Planned Unit Development; C-2 use in structure on designated landmark site.	Width: 33 ft. Area: 4,000 sq. ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	25% of lot depth, but no less than 15 feet.	300 sq. ft. per unit if all private; common space substituted must be ⅓ greater.	(§ 133) Side yards: requirement based on lot width. (§ 261) Use district height limit - 35 ft.; 30 ft. at front of property.
RH-1 House, One-Family	One dwelling unit per lot; up to one unit per 3,000 sq. ft. of lot area (maximum of 3 units) with conditional use approval.			Width: 25 ft. Area: 2,500 sq. ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	25% of lot depth, but no less than 15 feet.	300 sq. ft. per unit if all private; common space substituted must be ⅓ greater.	(§ 261) Use district height limit - 35 ft.; 30 ft. at front of property.
RH-1(S) House, One-Family With Minor Second Unit	Same as RH-1; or 2 dwelling units per lot with second unit limited to 600 sq. ft. of net floor area.			Width: 25 ft. Area: 2,500 sq. ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	25% of lot depth, but no less than 15 feet.	300 sq. ft. for first unit and 100 sq. ft. for second minor unit, if all private; common space substituted must be ⅓ greater.	(§ 261) Use district height limit - 35 ft.; 30 ft. at front of property.
RH-2 House, Two-Family	Two dwelling unit per lot; up to one unit per 1,500 sq. ft. of lot area with conditional use approval.		Same uses as above, plus: Group housing, boarding; group housing, religious orders; group housing, medical and educational institutions; hotel up to 5 rooms.	Width: 25 ft. Area: 2,500 sq. ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	45% of lot depth, except of reductions based upon average of adjacent buildings; if averaged, last 10 ft. is limited to height of 30 ft.	125 sq. ft. per unit if all private; common space substituted must be ⅓ greater.	(§ 144) Limits on parking entrances and blank facades. (§261) Use district height limit - 40 ft.; 30 ft. at front of property.
RH-3 House, Three-Family	Three dwelling unit per lot; up to one unit per 1,000 sq. ft. of lot area with conditional use approval.			Width: 25 ft. Area: 2,500 sq. ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	45% of lot depth, except of reductions based upon average of adjacent buildings; if averaged, last 10 ft. is limited to height of 30 ft.	100 sq. ft. per unit if all private; common space substituted must be ⅓ greater.	(§ 144) Limits on parking entrances and blank facades.

ZONING DISTRICT	MAXIMUM DWELLING UNIT DENSITY (§ 209.1)	OTHER PRINCIPAL USES (Permitted as of Right) (§§ 209—209.9)	OTHER CONDITIONAL USES (Subject to Commission Approval) (§§ 209—209.9)	MINIMUM LOT SIZE (§ 121)	BASIC FLOOR AREA RATIO (Other than Dwellings) (§ 124)	FRONT SET-BACK REQUIREMENTS (§ 132)	REAR YARD REQUIREMENTS (§ 134)	USABLE OPEN SPACE REQUIREMENTS FOR DWELLING UNITS (§ 135)	OTHER SPECIAL REQUIREMENTS
RM-1 Mixed (Apartments And Houses), Low Density	One dwelling unit per 800 sq. ft. of lot area	Same uses as above, plus: Group housing, boarding; group housing, religious orders.	Same uses as above, excluding those listed in previous column as principal uses.	Width: 25 ft. Area: 2,500 sq. ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	45% of lot depth, except of reductions based upon average of adjacent buildings; if averaged, last 10 ft. is limited to height of 30 ft.	100 sq. ft. per unit if all private; common space substituted must be ⅓ greater.	(§ 144) Limits on parking entrances and blank facades. (§ 145) Building stepping or multiple pedestrian entrances on wider lots.
RM-2 Mixed (Apartments And Houses), Moderate Density	One dwelling unit per 600 sq. ft. of lot area			Width: 25 ft. Area: 2,500 sq. ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	45% of lot depth, except of reductions based upon average of adjacent buildings; if averaged, last 10 ft. is limited to height of 30 ft.	80 sq. ft. per unit if all private; common space substituted must be ⅓ greater.	(§ 144) Limits on parking entrances and blank facades. (§ 145) Building stepping or multiple pedestrian entrances on wider lots.
RM-3 Mixed (Apartments And Houses), Medium Density	One dwelling unit per 400 sq. ft. of lot area			Width: 25 ft. Area: 2,500 sq. ft.	3.6 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	25% of lot depth, but no less than 15 feet.	60 sq. ft. per unit if all private; common space substituted must be ⅓ greater.	
RM-4 Mixed (Apartments And Houses), High Density	One dwelling unit per 200 sq. ft. of lot area			Width: 25 ft. Area: 2,500 sq. ft.	4.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	25% of lot depth, but no less than 15 feet.	36 sq. ft. per unit if all private; common space substituted must be ⅓ greater.	
RC-3 Residential-Commercial Combined Medium Density	One dwelling unit per 400 sq. ft. of lot area	Same uses as above, plus: Hotel up to 5 rooms, open recreation area; access driveway to C or M district; The following uses in or below the ground story: philanthropic facility; childcare facility for 13 or more; elementary school; secondary school; religious institution; community facility; private recreation facility; greenhouse or plant nursery; plus any C-2-zoned commercial establishment.	Same uses as above, excluding those listed in previous column as principal uses, plus: Hotel or 6 or more rooms; uses restricted in previous column to location in or below ground story, if located above ground story; plus C-2-zoned commercial establishment above ground story.	Width: 25 ft. Area: 2,500 sq. ft.	3.6 times lot area	No requirement.	25% of lot depth, but no less than 15 feet. (at dwellings levels only)	60 sq. ft. per unit if all private; common space substituted must be ⅓ greater.	(§ 209.8) Commercial establishments exclude those designed primarily for customers arriving at that establishment by private motor vehicle.
RC-4 Residential-Commercial Combined High Density	One dwelling unit per 200 sq. ft. of lot area			Width: 25 ft. Area: 2,500 sq. ft.	4.8 times lot area	No requirement.	25% of lot depth, but no less than 15 feet. (at dwellings levels only)	36 sq. ft. per unit if all private; common space substituted must be ⅓ greater.	

SUMMARY OF STANDARDS
RC-4 DISTRICTS

Planning Code Section	Relevant Standard
§ 206.3	**RC-4 (RESIDENTIAL-COMMERCIAL-COMBINED, HIGH-DENSITY) DISTRICTS** — These districts encourage a combination of high-density dwellings, with compatible commercial uses on the ground floor to protect and enhance neighborhoods with mixed use character.
§§ 209.1—209.9	**PRINCIPAL USES** — Principal uses are permitted as a right without special review. These include dwelling units up to a maximum of one unit for each 200 square feet of lot area; child care for 12 or fewer; group housing with a maximum of one bedroom for each 70 square feet of lot area; retail sales, office and other retail-type services, except for auto-oriented uses, as permitted in C-2 Districts when located on the ground floor or below.
§§ 209.1—209.9	**CONDITIONAL USES** — Conditional uses are permitted only after Planning Commission approval. They include hotel, apartment hotel, planned unit development (PUD) on site of at least one half acre; elementary school; secondary school; child care center for 13 or more children; post-secondary academic, religious or medical institution; board and care accommodating more than 6 persons; non-residential, non-industrial use in a designated landmark structure; parking lot; community garage and others.
§ 253	**MAXIMUM ALLOWABLE BUILDING HEIGHT** — 40 feet as a right; over 40 feet by conditional use up to height limit as shown on height and bulk map.
§ 151	**PARKING REQUIREMENTS** — Generally, one off-street parking space for each four dwelling units with exceptions. Every second space after four may be a compact car space. Commercial uses require parking and loading spaces as per Sections 151 and 152 of the Planning Code.
§ 134	**YARD REQUIREMENTS** — An open rear yard depth equal to 25 percent of the lot depth but not less than 15 feet, at levels occupied by dwelling units.
§ 135	**USABLE OPEN SPACE REQUIREMENTS** — 36 square feet per dwelling unit if private; 1/3 more for any portion of usable open space which is common; 1/3 for group housing.
§ 124	**FLOOR AREA RATIO** — 4.8 to 1 (does not apply to dwellings).
§ 606(c)(3)	**SIGNS** — Signs permitted only at ground story and flat against wall. Two square feet of sign for each one foot of frontage of business. No projecting signs permitted over setbacks or sidewalks.
§§ 243 & 249.5	**SPECIAL USE DISTRICTS** — Much of the area zoned RC-4 is also in the Van Ness Avenue, North of Market or other Special Use district which may modify some of the rules summarized above.

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LEGEND AND FOOTNOTES FOR NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

LEGEND FOR NC DISTRICT ZONING CONTROL TABLE (FOLLOWING THIS SECTION)

P — Permitted as a principal use.

C — Permitted as a conditional use, subject to the provisions set forth in §§ 178, 179, and 316 through 316.8 of this Code.

— A blank space on the table or the symbol "NP" indicate that the use or feature is not permitted. Unless a use or feature is permitted or required as set forth in the Zoning Control Tables or in those sections referenced in § 799 of this Code, such use or feature is prohibited, unless determined by the Zoning Administrator to be a permitted use pursuant to § 307(a) of this Code.

# — See specific provisions listed by section and zoning category number in the table below.

1st — 1st story and below

2nd — 2nd story

3rd+ — 3rd story and above

FOOTNOTES FOR SPECIFIC PROVISIONS IN THE NC DISTRICT ZONING CONTROL TABLE *(DESIGNATED BY THE "#" SYMBOL)*

Code Section Referenced	Other Code Section	Zoning Controls
§ 710.40 **§ 710.41** **§ 710.42**		**Boundaries:** All NC-1 Districts **Controls:** P if located more than 1/4 mile from any NC District or Restricted Use Sub-District with more restrictive controls; otherwise, same as more restrictive control
§ 710.44		**Boundaries:** All NC-1 Districts **Controls:** C if located more than 1/4 mile from any NC District or Restricted Use Sub-District with more restrictive controls; otherwise, same as more restrictive control
§ 710.42 **§ 710.43** **§ 710.44**	**§ 781.1**	**TARAVAL STREET RESTAURANT AND FAST-FOOD SUB-DISTRICT** **Boundaries:** Applicable only for the two Taraval Street NC-1 Districts between 40th and 41st Avenues and 45th and 47th Avenues as mapped on Sectional Map SU05 **Controls:** Full-service restaurants and small self-service restaurants are C; large fast-food restaurants are NP

Code Section Referenced	Other Code Section	Zoning Controls
§ 710.84 **§ 790.141**		Only those medical cannabis dispensaries that can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation or that were not in continuous operation since April 1, 2005, but can demonstrate to the Planning Department that the reason for their lack of continuous operation was not closure due to an actual violation of federal, state or local law, may apply for a medical cannabis dispensary permit in an NC-1 District.
§ 711.42 **§ 711.43** **§ 711.44**	**§ 781.1**	**TARAVAL STREET RESTAURANT AND FAST-FOOD SUB-DISTRICT** **Boundaries:** Applicable only for the Taraval Street NC-2 District between 12th and 36th Avenues as mapped on Sectional Maps SU05 and SU06 **Controls:** Full-service restaurants and small self-service restaurants are C; large fast-food restaurants are NP
§ 711.42 **§ 711.43** **§ 711.44**	**§ 781.2**	**IRVING STREET RESTAURANT AND FAST-FOOD SUB-DISTRICT** **Boundaries:** Applicable only for the portion of the Irving Street NC-2 District between 19th and 27th Avenues as mapped on Sectional Map SU05 **Controls:** Small self-service restaurants are C; full-service restaurants and large fast-food restaurants are NP
§ 711.43 **§ 711.44**	**§ 781.3**	**OCEAN AVENUE FAST-FOOD SUB-DISTRICT** **Boundaries:** Applicable only for the Ocean Avenue NC-2 District from Manor Drive to Phelan Avenue as mapped on Sectional Map SU12 **Controls:** Small self-service restaurants and large fast-food restaurants are NP
§ 711.49 **§ 711.50**	**§ 781.7**	**CHESTNUT STREET FINANCIAL SERVICE SUB-DISTRICT** **Boundaries:** Applicable only for the Chestnut Street NC-2 District from Broderick to Fillmore Streets as mapped on Sectional Map SU02 **Controls:** Financial services and limited financial services are NP
§ 711.65	**§ 236**	**GARMENT SHOP SPECIAL USE DISTRICT** **Boundaries:** Applicable only for the portion of the Pacific Avenue NC-2 District east of Hyde Street as mapped on Sectional Maps SU01 and SU02 **Controls:** Garment shops are P at the 1st and 2nd stories
§ 711.84 **§ 790.141**	**Health Code** **§ 3308**	Medical cannabis dispensaries in NC-2 District may only operate between the hours of 8 am and 10 pm.

Code Section Referenced	Other Code Section	Zoning Controls
§ 712.25 § 712.40	§ 249.14	**THIRD STREET SPECIAL USE DISTRICT** **Boundaries:** Applicable only to the portion of the Third Street SUD as shown on Sectional Map SU10 zoned NC-3 **Controls:** Off-sale retail liquor sales as defined in § 249.14(b)(1)(A) are NP; drive-up facilities for large fast-food restaurants and small self-service restaurants are C
§ 712.30 § 712.31 § 712.32	§ 608.10	**UPPER MARKET STREET SPECIAL SIGN DISTRICT** **Boundaries:** Applicable only for the portion of the Market Street NC-3 District from Octavia to Church Streets as mapped on Sectional Maps SS01 & SS02 **Controls:** Special restrictions and limitations for signs
§ 712.38	§ 790.84	**Boundaries:** Applicable to NC-3 Districts **Controls:** A residential use may be converted to an Other Institution, Large, use, as defined by § 790.50 of this Code, as a conditional use on the third story and above if in addition to the criteria set forth in §303, the Commission finds that: (1) The structure in which the residential use is to be converted has been found eligible for listing on the National Register of Historic Places; (2) The proposed Other Institution, Large, use is to be operated by a nonprofit public benefit corporation; and (3) No legally residing residential tenants will be displaced.
§ 712.43	§ 781.4	**GEARY BOULEVARD FAST-FOOD SUB-DISTRICT** **Boundaries:** Applicable only for the portion of the Geary Boulevard NC-3 District between 14th and 28th Avenues as mapped on Sectional Maps SU03 and SU04 **Controls:** Large fast-food restaurants are NP
§ 712.43 § 712.44	§ 781.5	**MISSION STREET FAST-FOOD SUB-DISTRICT** **Boundaries** Applicable only for the portion of the Mission Street NC-3 District between 15th Avenue and Randall Street as mapped on Sectional Map SU07 **Controls:** Small self-service restaurants are C; large fast-food restaurants are NP
§ 712.45	§ 781.10	**17TH AND RHODE ISLAND STREET GROCERY STORE SPECIAL USE SUB-DISTRICT.** **Boundaries:** Applicable only for the block bound by 17th, Rhode Island, Mariposa and Kansas Streets as mapped on Sectional Map SU08 **Controls:** One liquor store on the first or second story is C if operated as integral element of a grocery store of not less than 30,000 gross square feet. Nighttime Entertainment uses are not permitted.

Code Section Referenced	Other Code Section	Zoning Controls
§ 712.84 **§ 790.141**	**Health Code** **§ 3308**	Medical cannabis dispensaries in NC-3 District may only operate between the hours of 8 am and 10 pm.
§ 713.10 **§ 713.27** **§ 713.30** **§§ 713.41-.44** **§ 713.46** **§§ 713.48-.49** **§§ 713.51-.53** **§ 713.64** **§ 713.70** **§§ 713.81-.82** **§§ 713.90-.93** **§ 713.95**	**§ 253.3** **§ 780.1**	**LAKESHORE PLAZA SPECIAL USE DISTRICT** **Boundaries:** Applicable only for the Lakeshore Plaza NC-S District as mapped on Sectional Map SU13 and HT13 **Controls:** Special controls on various features and uses, and residential standards
§ 713.55	**§ 780.2**	**BAYSHORE-HESTER SPECIAL USE DISTRICT** **Boundaries:** Applicable only for the Bayshore-Hester Special Use District NC-S District as mapped on the Sectional Map SU10 **Controls:** Tourist hotels (inclusive of motels) may be permitted as a conditional use.
§ 713.84 **§ 790.141**	**Health Code** **§ 3308**	Medical cannabis dispensaries in NC-S District may only operate between the hours of 8 am and 10 pm.
§ 714.10	**§ 253.1**	**65-A-1 HEIGHT AND BULK DISTRICT** **Boundaries:** Applicable for all of the Broadway NCD from Columbus Avenue to Osgood Place as mapped on Sectional Map HT01 **Controls:** Building height and bulk limits are P up to 40 feet; C between 40 feet and 65 feet
§ 714.40	**§ 790.102(n)**	**BROADWAY SPECIALTY RETAIL USES** **Boundaries:** Broadway NCD **Controls:** Retail coffee stores defined pursuant to Code § 790.102(n) are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted pursuant to § 790.102(b)
§ 714.65	**§ 236**	**GARMENT SHOP SPECIAL USE DISTRICT** **Boundaries:** Applicable only for the portion of Broadway NCD as mapped on Sectional Map SU01 **Controls:** Garment shops are P at the 1st and 2nd stories
§ 715.31 **§ 715.32**	**§ 608.10**	**UPPER MARKET STREET SPECIAL SIGN DISTRICT** **Boundaries:** Applicable only for the portions of the Castro Street NCD as mapped on Sectional Maps SS01 and SS02 **Controls:** Special restrictions and limitations for signs

Code Section Referenced	Other Code Section	Zoning Controls
§ 715.43		**Boundaries:** Applicable for the Castro Street NCD **Controls:** A large fast food restaurant may be permitted as a conditional use if in addition to the criteria set forth in § 303, the Commission finds that: (1) The large fast food restaurant will be located in an existing building that: (a) Is situated within the Castro Street NCD and adjacent to the Upper Market Street NCD, and (b) Straddles the intersection of Castro and Market Streets, where heavy pedestrian traffic already exists for the many retail businesses in the area, and the addition of a large fast food restaurant would not cause additional burdens to the street; (2) The large fast food restaurant will be located in a building jointly occupied by a nonprofit community group providing medical, cultural, social, or other community services to the Castro Street NCD; (3) The fast food restaurant will contribute substantially to the financial ability of the nonprofit community group's ability to locate and operate in that building by paying the nonprofit's rent and maintenance costs for the building for at least seven years and by making a one-time cash contribution of $120,000 to an AIDS-related community group; (4) That portion of the building occupied by the community use shall be at least twice the floor area occupied by the large fast food restaurant; and (5) No conditional use granted pursuant to this Section may exceed a period of 15 years unless a new conditional use application is filed and granted by the City Planning Commission or Board of Supervisors on appeal.
§ 715.48		**Boundaries:** Applicable for the Castro Street NCD. **Controls:** Existing bars in the Castro Street Neighborhood Commercial District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.

Code Section Referenced	Other Code Section	Zoning Controls
§ 719.40 **§ 719.41** **§ 719.42** **§ 719.43** **§ 719.44**	**§ 781.9**	**Boundaries:** The entire Haight Street Neighborhood Commercial District. **Controls:** Retail establishments selling off-sale or on-sale alcoholic beverages are not permitted pursuant to § 781.9.
§ 721.31 **§ 721.32**	**§ 608.10**	**UPPER MARKET STREET SPECIAL SIGN DISTRICT** **Boundaries:** Applicable only for the portions of the Upper Market Street NCD as mapped on Sectional Maps SS01 and SS02 **Controls:** Special restrictions and limitations for signs
§ 721.48		**Boundaries:** Applicable for the Upper Market Street NCD. **Controls:** Existing bars in the Upper Market Street Neighborhood Commercial District will be allowed to apply for and receive a place of entertainment permit from the Entertainment Commission without obtaining conditional use authorization from the Planning Commission if they can demonstrate to the satisfaction of the Entertainment Commission that they have been in regular operation as an entertainment use prior to January 1, 2004; provided, however, that a conditional use is required (1) if an application for a conditional use for the entertainment use was filed with the Planning Department prior to the date this ordinance was introduced or (2) if a conditional use was denied within 12 months prior to the effective date of this ordinance.
§ 722.10	**§ 253.1**	**65-A-1 HEIGHT AND BULK DISTRICT** **Boundaries:** Applicable for all of the North Beach NCD as mapped on Sectional Map HT01 **Controls:** Building height and bulk limits are P up to 40 feet; C between 41 feet and 65 feet
§ 722.40	**§ 790.102(n)**	**NORTH BEACH SPECIALTY RETAIL USES** **Boundaries:** North Beach NCD **Controls:** Retail coffee stores defined pursuant to Code § 790.102(n) are not permitted without conditional use authorization except to the extent qualifying as specialty grocery permitted pursuant to § 790.102(b)

Code Section Referenced	Other Code Section	Zoning Controls
§ 722.42	**§ 790.92**	**NORTH BEACH FULL-SERVICE RESTAURANTS** **Boundaries:** Applicable to the North Beach NCD **Controls:** A full-service restaurant may be permitted as a conditional use on the second story if, in addition to the criteria set forth in § 303, the Commission finds that: (1) The full-service restaurant is situated within the North Beach NCD and is within 100 feet of Columbus Avenue; and (2) The full-service restaurant will be located in an existing building that is currently permitted for occupancy solely by commercial uses; and (3) The full-service restaurant does not require the demolition, conversion or relocation of any lawfully permitted dwelling units or guest rooms; and (4) The full-service restaurant is operated in combination with a lawfully existing nonconforming second-floor movie theater as defined in § 790.64 of this Code or a lawfully existing nonconforming second floor "other entertainment" use as defined by § 790.38 of this Code.
§ 722.49	**§ 781.6**	**NORTH BEACH FINANCIAL SERVICE SUB-DISTRICT** **Boundaries:** Applicable only for portions of the North Beach NCD south of Union Street as mapped on Sectional Map SU01 **Controls:** Financial services are NP at all stories
§ 722.65	**§ 236**	**GARMENT SHOP SPECIAL USE DISTRICT** **Boundaries:** Applicable only for the portion of North Beach NCD as mapped on Sectional Map SU01 **Controls:** Garment shops are P at the 1st and 2nd stories
§ 724.38	**§ 790.84**	**Boundaries:** Sacramento Street Neighborhood Commercial District **Controls:** A residential use may be converted to an Other Institution, Large, Educational Service use as defined by § 790.50 as a conditional use, if, in addition to the criteria set forth in § 303, the Planning Commission finds that: (1) The residential use is comprised of a single dwelling unit in a building that is otherwise used for non-residential uses; and (2) No legally residing residential tenant will be displaced.
§ 728.40	**§§ 790.102(b) and (n)** **§ 703.2(b)(1)(C)**	**24TH STREET-NOE VALLEY SPECIALTY RETAIL USES** **Boundaries:** Only the area within the 24th Street-Noe Valley Neighborhood Commercial District. The controls shall not apply to NC-1 Districts or nonconforming uses within 1/4 mile of this District asset forth in Code §§ 710.10 and 186. **Controls:** Retail coffee stores, as defined in Code § 790.102(n), are prohibited. Retail coffee stores and specialty groceries, defined in Code § 790.102(b), are prohibited from establishing accessory take-out food service use pursuant to Code § 703.2(b)(1)(C).

Code Section Referenced	Other Code Section	Zoning Controls
§ 728.41	**§ 790.22**	**24TH STREET-NOE VALLEY LIQUOR LICENSES FOR FULL-SERVICE RESTAURANTS** **Boundaries:** Applicable to the 24th Street-Noe Valley NCD **Controls:** (a) In order to allow certain restaurants to seek an ABC license type 47 so that liquor may be served for drinking on the premises, a bar use as defined in § 790.22, may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in § 303, the Planning Commission finds that: (1) The bar function is operated as an integral element of an establishment which is classified both as: (A) a full-service restaurant as defined in § 790.92 and (B) a bona-fide restaurant as defined in § 781.8(c); and (2) The establishment maintains only an ABC license type 47. Other license types, except those that are included within the definition of a full-service restaurant pursuant to § 790.92, are not permitted for those uses subject to this Section. (b) Subsequent to the granting of a conditional use authorization under this Section, the Commission may consider immediate revocation of the previous conditional use authorization should an establishment no longer comply with any of the above criteria for any length of time.

Code Section Referenced	Other Code Section	Zoning Controls
§ 728.42	**§ 790.92**	**24TH ST-NOE VALLEY FULL-SERVICE RESTAURANTS** **Boundaries:** Applicable to the 24th Street-Noe Valley NCD **Controls:** A full-service restaurant may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in § 303, the Planning Commission finds that: (1) The full-service restaurant does not occupy space that has been occupied by a basic neighborhood service since the effective date of this Section. For the purposes of this Section, a "basic neighborhood service" shall be considered to include, but not necessarily be limited to, the following: hardware stores, shoe repair facilities, bookstores, and grocery stores that sell a wide variety of staple goods and collect less than 50% of gross receipts from the sale of alcoholic beverages; (2) Should the full-service restaurant seek the use of public sidewalk space through the Department of Public Works or another City agency, such use is conducted in a manner consistent with: (A) nearby commercial and residential uses and structures, and (B) the width of the sidewalk along the subject property and adjacent properties. New, expanded, or intensified use of public sidewalk space for a full-service restaurant authorized under this Section shall require a new conditional use authorization pursuant to § 303; (3) The Planning Commission has approved no more than a total of three (3) full-service restaurants in accordance with this Section. Should a full-service restaurant permitted under this Section cease operation and complete a lawful change of use to another principally or conditionally permitted use, the Commission may consider a new full-service license in accordance with the terms of this Section; and (4) No more than 60 months have elapsed from the effective date of this Section.
§ 729.40	**§ 790.102**	**Boundaries:** The entire West Portal Neighborhood Commercial District **Controls:** A retail coffee store or other non-alcoholic beverage store as defined by § 790.102(n) may be granted a conditional use to be exempt from the prohibition described in that subsection of cooking devices and on-site food preparation not connected with beverage preparation, provided that the cooking device allowed shall be limited to one small device for warming sandwich ingredients and provided that all other provisions of § 790.102(n) are met.
§ 729.53		**Boundaries:** The entire West Portal Neighborhood Commercial District **Controls:** Applicable only for the use of stock brokerage. A stock brokerage may apply for conditional use if there are no more than a total of seven financial uses and/or stock brokerages within the district. If there are more than seven financial services and/or stock brokerages in the district, stock brokerages shall not be permitted.

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NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

DERIVED FROM PLANNING CODE - ARTICLE 7

Including amendments adopted through 05/2006			**SECTION 710**	**SECTION 711**	**SECTION 712**
			NC-1	**NC-2**	**NC-3**
No.	*Zoning Control Category*	*§ References*	*Controls*	*Controls*	*Controls*
	BUILDING STANDARDS				
.10	**Height and Bulk Limit**	§§ 102.12, 105, 106, 250—252, 260, 270, 271	Varies, See Zoning Map	Generally, 40-X See Zoning Map	Generally, 40-X See Zoning Map
.11	**Lot Size** *(Per Development)*	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
.12	**Rear Yard**	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)	Required at the second story and above and at all residential levels § 134(a) (e)	Required at residential levels only § 134(a) (e)
.13	**Street Frontage**		Required § 145.1	Required §145.1	Required § 145.1
.14	**Awning**	§ 790.20	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)
.15	**Canopy**	§ 790.26		P § 136.1(b)	P § 136.1(b)
.16	**Marquee**	§ 790.58		P § 136.1(c)	P § 136.1(c)
.17	**Street Trees**		Required § 143	Required § 143	Required § 143
	COMMERCIAL & INSTITUTIONAL STANDARDS & USES				
.20	**Floor Area Ratio**	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)	2.5 to 1 § 124(a) (b)	3.6 to 1 § 124(a) (b)
.21	**Use Size** *(Non-Residential)*	§ 790.130	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2
.22	**Off-Street Parking, Commercial /Institutional**	§§ 150, 153—157, 159—160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
.23	**Off-Street Freight Loading**	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
.24	**Outdoor Activity Area**	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)
.25	**Drive-Up Facility**	§ 790.30			#
.26	**Walk-Up Facility**	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)
.27	**Hours of Operation**	§ 790.48	P 6 a.m. - 11 p.m.; C 11 p.m. - 2 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	No Limit
.30	**General Advertising Sign**	§§ 262, 602—604, 608, 609		P § 607.1(e)1	P # § 607.1(e)2
.31	**Business Sign**	§§ 262, 602—604, 608, 609	P § 607.1(f)1	P § 607.1(f)2	P § 607.1(f)3
.32	**Other Signs**	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)

			SECTION 710			**SECTION 711**			**SECTION 712**		
			NC-1			**NC-2**			**NC-3**		
		References	*Controls by Story*			*Controls by Story*			*Controls by Story*		
No.	*Zoning Control Category*	§ 790.118	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*
.38	**Residential Conversion**	§ 790.84	P			P	C		P	C	C #
.39	**Residential Demolition**	§ 790.86	P	C	C	P	C	C	P	C	C
	Retail Sales and Services										
.40	**Other Retail Sales and Services** *(Not Listed Below)*	§ 790.102	P #			P	P		P #	P #	P #
.41	**Bar**	§ 790.22	P #			P			P	P	
.42	**Full-Service Restaurant**	§ 790.92	P #			P #			P	P	
.43	**Large Fast Food Restaurant**	§ 790.90				C #			C #	C #	
.44	**Small Self-Service Restaurant**	§ 790.91	C #			P #			P #	P #	
.45	**Liquor Store**	§ 790.55	P			P					
.46	**Movie Theater**	§ 790.64				P			P	P	
.47	**Adult Entertainment**	§ 790.36							C	C	
.48	**Other Entertainment**	§ 790.38	C			P			P	P	
.49	**Financial Service**	§ 790.110				P #	C #		P	P	
.50	**Limited Financial Service**	§ 790.112	P			P #			P	P	
.51	**Medical Service**	§ 790.114	P			P	P		P	P	P

			SECTION 710			SECTION 711			SECTION 712		
			NC-1			NC-2			NC-3		
		References	*Controls by Story*			*Controls by Story*			*Controls by Story*		
No.	*Zoning Control Category*	§ 790.118	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*
.52	**Personal Service**	§ 790.116	P			P	P		P	P	P
.53	**Business or Professional Service**	§ 790.108	P			P	P		P	P	P
.54	**Massage Establishment**	§ 790.60, § 2700 Police Code				C			C	C	
.55	**Tourist Hotel**	§ 790.46				C	C	C	C	C	C
.56	**Automobile Parking**	§§ 790.8, 156, 160	C			C	C	C	C	C	C
.57	**Automotive Gas Station**	§ 790.14				C			C		
.58	**Automotive Service Station**	§ 790.17				C			C		
.59	**Automotive Repair**	§ 790.15				C			C	C	
.60	**Automotive Wash**	§ 790.18							C		
.61	**Automobile Sale or Rental**	§ 790.12							C		
.62	**Animal Hospital**	§ 790.6				C			C	C	
.63	**Ambulance Service**	§ 790.2							C		
.64	**Mortuary**	§ 790.62							C	C	C
.65	**Trade Shop**	§ 790.124	P			P #	C #		P	C	C
.66	**Storage**	§ 790.117							C	C	C
.67	**Video Store**	§ 790.135	C			C	C		C	C	C
	Institutions and Non-Retail Sales & Services										
.70	**Administrative Service**	§ 790.106							C	C	C
.80	**Hospital or Medical Center**	§ 790.44							C	C	C
.81	**Other Institutions, Large**	§ 790.50	P	C		P	C	C	P	P	P
.82	**Other Institutions, Small**	§ 790.51	P	P	P	P	P	P	P	P	P
.83	**Public Use**	§ 790.80	C	C	C	C	C	C	C	C	C
.84	**Medical Cannabis Dispensary**	§ 790.141	P #			P #			P #		
	RESIDENTIAL STANDARDS & USES										
.90	**Residential Use**	§ 790.88	P	P	P	P	P	P	P	P	P
.91	**Residential Density, Dwelling Units**	§§ 207, 207.1, 790.88(a)	Generally, 1 unit/ 800 sq. ft. lot area § 207.4			Generally, 1 unit/ 800 sq. ft. lot area § 207.4			Generally, 1 unit/ 600 sq. ft. lot area § 207.4		
.92	**Residential Density, Group Housing**	§§ 207.1, 790.88(b)	1 bedroom/275 sq. ft. lot area § 208			1 bedroom/275 sq. ft. lot area § 208			1 bedroom/210 sq. ft. lot area § 208		
.93	**Usable Open Space** *(Per Residential Unit)*	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)			Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
.94	**Off-Street Parking, Residential**	§§ 150, 153—157, 159—160, 204.5	Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)		
.95	**Community Residential Parking**	§ 790.10	C	C	C	C	C	C	C	C	C

NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

DERIVED FROM PLANNING CODE - ARTICLE 7

Including amendments adopted through 05/2006			SECTION 713	SECTION 714	SECTION 715
			NC-S	**Broadway NCD**	**Castro NCD**
No.	*Zoning Control Category*	*§ References*	*Controls*	*Controls*	*Controls*
	BUILDING STANDARDS				
.10	**Height and Bulk Limit**	§§ 102.12, 105, 106, 250-252, 260, 270, 271	Generally, 40-X # See Zoning Map	P up to 40 ft.; C 41 to 65 ft. # See Zoning Map	40-X, 65-B See Zoning Map
.11	**Lot Size** *(Per Development)*	§§ 790.56, 121.1	Not Applicable	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
.12	**Rear Yard**	§§ 130, 134, 136	Not Required § 134(a) (e)	Required at residential levels only § 134(a) (e)	Required at the second story and above and at all residential levels § 134(a) (e)
.13	**Street Frontage**		Required § 145.1	Required § 145.1	Required § 145.1
.14	**Awning**	§ 790.20	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)
.15	**Canopy**	§ 790.26	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)
.16	**Marquee**	§ 790.58	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)
.17	**Street Trees**		Required § 143	Required § 143	Required § 143
	COMMERCIAL & INSTITUTIONAL STANDARDS & USES				
.20	**Floor Area Ratio**	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)	2.5 to 1 § 124(a) (b)	3.0 to 1 § 124(a) (b)
.21	**Use Size** *(Non-Residential)*	§ 790.130	P up to 5,999 sq. ft.; C 6,000 sq. ft. & above § 121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2	P up to 1,999 sq. ft.; C 2,000 sq. ft.- 3,999 sq. ft. NP 4,000 sq. ft. and above § 121.2
.22	**Off-Street Parking, Commercial/Institutional**	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
.23	**Off-Street Freight Loading**	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
.24	**Outdoor Activity Area**	§ 790.70	P/C § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)
.25	**Drive-Up Facility**	§ 790.30	C		
.26	**Walk-Up Facility**	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)
.27	**Hours of Operation**	§ 790.48	P 6 a.m. - 2 a.m. #; C 2 a.m. - 6 a.m. #	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
.30	**General Advertising Sign**	§§ 262, 602-604, 608, 609	P # § 607.1(e)1		
.31	**Business Sign**	§§ 262, 602-604, 608, 609	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2
.32	**Other Signs**	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)

			SECTION 713			SECTION 714			SECTION 715		
			NC-S			**Broadway NCD**			**Castro NCD**		
		References	*Controls by Story*			*Controls by Story*			*Controls by Story*		
No.	*Zoning Control Category*	§ 790.118	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*
.38	**Residential Conversion**	§ 790.84	P			P	C		P	C	
.39	**Residential Demolition**	§ 790.86	P	C	C	P	C	C	P	C	C
	Retail Sales and Services										
.40	**Other Retail Sales and Services** *(Not Listed Below)*	§ 790.102	P	P		P #	P #		P	P	
.41	**Bar**	§ 790.22	P #	P #		P	P				
.42	**Full-Service Restaurant**	§ 790.92	P	P		P	P				
.43	**Large Fast Food Restaurant**	§ 790.90	C	C					C #		
.44	**Small Self-Service Restaurant**	§ 790.91	P #	P #		C	C				
.45	**Liquor Store**	§ 790.55	P			C			C		
.46	**Movie Theater**	§ 790.64	P #	#		P	P		P		
.47	**Adult Entertainment**	§ 790.36				C	C		C		
.48	**Other Entertainment**	§ 790.38	P #	P #		P	P		C #		
.49	**Financial Service**	§ 790.110	P	P	#	C			C	C	

			SECTION 713			SECTION 714			SECTION 715		
			NC-S			Broadway NCD			Castro NCD		
		References	*Controls by Story*			*Controls by Story*			*Controls by Story*		
No.	*Zoning Control Category*	§ 790.118	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*
.50	**Limited Financial Service**	§ 790.112	P	P		C			C		
.51	**Medical Service**	§ 790.114	P	P	#	P	P		P	P	C
.52	**Personal Service**	§ 790.116	P	P	#	P	P		P	P	C
.53	**Business or Professional Service**	§ 790.108	P	P	#	P	P		P	P	C
.54	**Massage Establishment**	§ 790.60, § 2700 Police Code	C	C		P	C		P	C	
.55	**Tourist Hotel**	§ 790.46	C #	C #	C #	C	C	C	C	C	C
.56	**Automobile Parking**	§§ 790.8, 156, 160	P	P		C	C	C	C	C	C
.57	**Automotive Gas Station**	§ 790.14	C								
.58	**Automotive Service Station**	§ 790.17	P								
.59	**Automotive Repair**	§ 790.15									
.60	**Automotive Wash**	§ 790.18	C								
.61	**Automobile Sale or Rental**	§ 790.12									
.62	**Animal Hospital**	§ 790.6	C	C		C			C		
.63	**Ambulance Service**	§ 790.2									
.64	**Mortuary**	§ 790.62	C #	C #							
.65	**Trade Shop**	§ 790.124	P	P		P #	C #		P	C	
.66	**Storage**	§ 790.117	C	C							
.67	**Video Store**	§ 790.135	C	C		C	C		C	C	
	Institutions and Non-Retail Sales & Services										
.70	**Administrative Service**	§ 790.106	C #	C #	#						
.80	**Hospital or Medical Center**	§ 790.44									
.81	**Other Institutions, Large**	§ 790.50	P #	P #	#	P	C	C	P	C	C
.82	**Other Institutions, Small**	§ 790.51	P #	P #	P #	P	P	P	P	P	P
.83	**Public Use**	§ 790.80	C	C	C	C	C	C	C	C	C
.84	**Medical Cannabis Dispensary**	§ 790.141	P #			P			P		
	RESIDENTIAL STANDARDS & USES										
.90	**Residential Use**	§ 790.88	P	P	P	P	P	P	P	P	P
.91	**Residential Density, Dwelling Units**	§§ 207, 207.1, 790.88(a)	Generally, 1 unit/ 800 sq. ft. lot area § 207.4			Generally, 1 unit/ 400 sq. ft. lot area § 207.4			Generally, 1 unit/ 600 sq. ft. lot area § 207.4		
.92	**Residential Density, Group Housing**	§§ 207.1, 790.88(b)	1 bedroom/275 sq. ft. lot area § 208			1 bedroom/140 sq. ft. lot area § 208			1 bedroom/210 sq. ft. lot area § 208		
.93	**Usable Open Space** *(Per Residential Unit)*	§§ 135, 136	Generally either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)			Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
.94	**Off-Street Parking, Residential**	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)		
.95	**Community Residential Parking**	§ 790.10	C	C	C	C	C	C	C	C	C

NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

DERIVED FROM PLANNING CODE - ARTICLE 7

Including amendments adopted through 05/2006			**SECTION 716**	**SECTION 717**	**SECTION 718**
			Inner Clement NCD	**Outer Clement NCD**	**Upper Fillmore NCD**
No.	*Zoning Control Category*	*§ References*	*Controls*	*Controls*	*Controls*
	BUILDING STANDARDS				
.10	**Height and Bulk Limit**	§§ 102.12, 105, 106, 250-252, 260, 270, 271	40-X	40-X	40-X
.11	**Lot Size** *(Per Development)*	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
.12	**Rear Yard**	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)	Required at grade level and above § 134(a) (e)	Required at the second story and above and at all residential levels § 134(a) (e)
.13	**Street Frontage**		Required § 145.1	Required § 145.1	Required § 145.1
.14	**Awning**	§ 790.20	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)
.15	**Canopy**	§ 790.26	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)
.16	**Marquee**	§ 790.58	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)
.17	**Street Trees**		Required § 143	Required § 143	Required § 143
	COMMERCIAL & INSTITUTIONAL STANDARDS & USES				
.20	**Floor Area Ratio**	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)	1.8 to 1 § 124(a) (b)	2.5 to 1 § 124(a) (b)
.21	**Use Size** *(Non-Residential)*	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
.22	**Off-Street Parking, Commercial/Institutional**	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
.23	**Off-Street Freight Loading**	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
.24	**Outdoor Activity Area**	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)
.25	**Drive-Up Facility**	§ 790.30			
.26	**Walk-Up Facility**	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)
.27	**Hours of Operation**	§ 790.48	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
.30	**General Advertising Sign**	§§ 262, 602-604, 608, 609			
.31	**Business Sign**	§§ 262, 602-604, 608, 609	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2
.32	**Other Signs**	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)

			SECTION 716			**SECTION 717**			**SECTION 718**		
			Inner Clement NCD			**Outer Clement NCD**			**Upper Fillmore NCD**		
		References	*Controls by Story*			*Controls by Story*			*Controls by Story*		
No.	*Zoning Control Category*	§ 790.118	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*
.38	**Residential Conversion**	§ 790.84	P			P			P	C	
.39	**Residential Demolition**	§ 790.86	P	C	C	P	C	C	P	C	C
	Retail Sales and Services										
.40	**Other Retail Sales and Services** *(Not Listed Below)*	§ 790.102	P	C		P			P	P	
.41	**Bar**	§ 790.22									
.42	**Full-Service Restaurant**	§ 790.92									
.43	**Large Fast Food Restaurant**	§ 790.90									
.44	**Small Self-Service Restaurant**	§ 790.91									
.45	**Liquor Store**	§ 790.55	C			C			C		
.46	**Movie Theater**	§ 790.64	P			P			P		
.47	**Adult Entertainment**	§ 790.36									
.48	**Other Entertainment**	§ 790.38	C #			C			C		
.49	**Financial Service**	§ 790.110				C			C		
.50	**Limited Financial Service**	§ 790.112	C			C			C		
.51	**Medical Service**	§ 790.114	P	C		P			P	P	

			SECTION 716			SECTION 717			SECTION 718		
			Inner Clement NCD			Outer Clement NCD			Upper Fillmore NCD		
		References	*Controls by Story*			*Controls by Story*			*Controls by Story*		
No.	*Zoning Control Category*	§ 790.118	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*
.52	**Personal Service**	§ 790.116	P	C		P			P	P	
.53	**Business or Professional Service**	§ 790.108	P	C		P			P	P	
.54	**Massage Establishment**	§ 790.60, § 2700 Police Code	C						C		
.55	**Tourist Hotel**	§ 790.46	C	C					C	C	C
.56	**Automobile Parking**	§§ 790.8, 156, 160	C	C	C	C	C		C	C	C
.57	**Automotive Gas Station**	§ 790.14									
.58	**Automotive Service Station**	§ 790.17									
.59	**Automotive Repair**	§ 790.15									
.60	**Automotive Wash**	§ 790.18									
.61	**Automobile Sale or Rental**	§ 790.12									
.62	**Animal Hospital**	§ 790.6	C			C			C		
.63	**Ambulance Service**	§ 790.2									
.64	**Mortuary**	§ 790.62									
.65	**Trade Shop**	§ 790.124	P	C		P			P		
.66	**Storage**	§ 790.117									
.67	**Video Store**	§ 790.135	C	C		C	C		C	C	
	Institutions and Non-Retail Sales & Services										
.70	**Administrative Service**	§ 790.106									
.80	**Hospital or Medical Center**	§ 790.44									
.81	**Other Institutions, Large**	§ 790.50	P	C	C	P	C	C	P	C	C
.82	**Other Institutions, Small**	§ 790.51	P	P	P	P	P	P	P	P	P
.83	**Public Use**	§ 790.80	C	C	C	C	C	C	C	C	C
.84	**Medical Cannabis Dispensary**	§ 790.141	P			P			P		
	RESIDENTIAL STANDARDS & USES										
.90	**Residential Use**	§ 790.88	P	P	P	P	P	P	P	P	P
.91	**Residential Density, Dwelling Units**	§§ 207, 207.1, 790.88(a)	Generally, 1 unit/ 600 sq. ft. lot area § 207.4			Generally, 1 unit/ 600 sq. ft. lot area § 207.4			Generally, 1 unit/ 600 sq. ft. lot area § 207.4		
.92	**Residential Density, Group Housing**	§§ 207.1, 790.88(b)	1 bedroom/210 sq. ft. lot area § 208			1 bedroom/210 sq. ft. lot area § 208			1 bedroom/210 sq. ft. lot area § 208		
.93	**Usable Open Space** *(Per Residential Unit)*	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
.94	**Off-Street Parking, Residential**	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)		
.95	**Community Residential Parking**	§ 790.10	C	C	C	C	C	C	C	C	C

NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

DERIVED FROM PLANNING CODE - ARTICLE 7

Including amendments adopted through 05/2006			**SECTION 719**	**SECTION 720**	**SECTION 721**
			Haight Street NCD	**Hayes-Gough NCD**	**Upper Market Street NCD**
No.	*Zoning Control Category*	*§ References*	*Controls*	*Controls*	*Controls*
	BUILDING STANDARDS				
.10	**Height and Bulk Limit**	§§ 102.12, 105, 106, 250-252, 260, 270, 271	40-X	50-X, 65-A See Zoning Map	40-X, 50-X, 65-B, 80-B See Zoning Map
.11	**Lot Size** *(Per Development)*	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
.12	**Rear Yard**	§§ 130, 134, 136	Required at grade level and above § 134(a)(e)	Required at residential levels only § 134(a) (e)	Required at residential levels only § 134(a) (e)
.13	**Street Frontage**		Required § 145.1	Required § 145.1	Required § 145.1
.14	**Awning**	§ 790.20	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)
.15	**Canopy**	§ 790.26	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)
.16	**Marquee**	§ 790.58	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)
.17	**Street Trees**		Required § 143	Required § 143	Required § 143
	COMMERCIAL & INSTITUTIONAL STANDARDS & USES				
.20	**Floor Area Ratio**	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)	3.0 to 1 § 124(a) (b)	3.0 to 1 § 124(a) (b)
.21	**Use Size** *(Non-Residential)*	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2
.22	**Off-Street Parking, Commercial/Institutional**	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
.23	**Off-Street Freight Loading**	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
.24	**Outdoor Activity Area**	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)
.25	**Drive-Up Facility**	§ 790.30			
.26	**Walk-Up Facility**	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)
.27	**Hours of Operation**	§ 790.48	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
.30	**General Advertising Sign**	§§ 262, 602-604, 608, 609			
.31	**Business Sign**	§§ 262, 602—604, 608, 609	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2
.32	**Other Signs**	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)

			SECTION 719			**SECTION 720**			**SECTION 721**		
			Haight Street NCD			**Hayes-Gough NCD**			**Upper Market Street NCD**		
		References	*Controls by Story*			*Controls by Story*			*Controls by Story*		
No.	*Zoning Control Category*	§ 790.118	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*
.38	**Residential Conversion**	§ 790.84	P			P	C		P	C	
.39	**Residential Demolition**	§ 790.86	P	C	C	P	C	C	P	C	C
	Retail Sales and Services										
.40	**Other Retail Sales and Services** *(Not Listed Below)*	§ 790.102	P #	C #	#	P	P		P	P	
.41	**Bar**	§ 790.22	#	#	#	P			C		
.42	**Full-Service Restaurant**	§ 790.92	#	#	#	P			C		
.43	**Large Fast Food Restaurant**	§ 790.90	#	#	#	C					
.44	**Small Self-Service Restaurant**	§ 790.91	#	#	#	P			C		
.45	**Liquor Store**	§ 790.55				C			C		
.46	**Movie Theater**	§ 790.64	P			P			P		
.47	**Adult Entertainment**	§ 790.36									
.48	**Other Entertainment**	§ 790.38	C			C			C #		
.49	**Financial Service**	§ 790.110	P			P	C		C	C	
.50	**Limited Financial Service**	§ 790.112	P			P			P		
.51	**Medical Service**	§ 790.114		C		C	P	C	P	P	C

			SECTION 719			SECTION 720			SECTION 721		
			Haight Street NCD			**Hayes-Gough NCD**			**Upper Market Street NCD**		
		References	*Controls by Story*			*Controls by Story*			*Controls by Story*		
No.	*Zoning Control Category*	§ 790.118	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*
.52	**Personal Service**	§ 790.116	P	C		P	P	C	P	P	C
.53	**Business or Professional Service**	§ 790.108	P	C		C	P	C	P	P	C
.54	**Massage Establishment**	§ 790.60, § 2700 Police Code	C			C			C	C	
.55	**Tourist Hotel**	§ 790.46	C	C		C	C	C	C	C	C
.56	**Automobile Parking**	§§ 790.8, 156, 160	C	C	C	C	C	C	C	C	C
.57	**Automotive Gas Station**	§ 790.14									
.58	**Automotive Service Station**	§ 790.17									
.59	**Automotive Repair**	§ 790.15	C						C		
.60	**Automotive Wash**	§ 790.18									
.61	**Automobile Sale or Rental**	§ 790.12									
.62	**Animal Hospital**	§ 790.6	C			C			C		
.63	**Ambulance Service**	§ 790.2									
.64	**Mortuary**	§ 790.62									
.65	**Trade Shop**	§ 790.124	P			P	C		P	C	
.66	**Storage**	§ 790.117									
.67	**Video Store**	§ 790.135	C	C		C	C		C	C	
	Institutions and Non-Retail Sales & Services										
.70	**Administrative Service**	§ 790.106									
.80	**Hospital or Medical Center**	§ 790.44									
.81	**Other Institutions, Large**	§ 790.50	P	C	C	P	C	C	P	C	C
.82	**Other Institutions, Small**	§ 790.51	P	P	P	P	P	P	P	P	P
.83	**Public Use**	§ 790.80	C	C	C	C	C	C	C	C	C
.84	**Medical Cannabis Dispensary**	§ 790.141	P			P			P		
	RESIDENTIAL STANDARDS & USES										
.90	**Residential Use**	§ 790.88	P	P	P	P	P	P	P	P	P
.91	**Residential Density, Dwelling Units**	§§ 207, 207.1, 790.88(a)	Generally, 1 unit/ 600 sq. ft. lot area § 207.4			Generally, 1 unit/ 400 sq. ft. lot area § 207.4			Generally, 1 unit/ 400 sq. ft. lot area § 207.4		
.92	**Residential Density, Group Housing**	§§ 207.1, 790.88(b)	1 bedroom/210 sq. ft. lot area § 208			1 bedroom/140 sq. ft. lot area § 208			1 bedroom/140 sq. ft. lot area § 208		
.93	**Usable Open Space (Per Residential Unit)**	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)			Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)		
.94	**Off-Street Parking, Residential**	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)		
.95	**Community Residential Parking**	§ 790.10	C	C	C	C	C	C	C	C	C

NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

DERIVED FROM PLANNING CODE - ARTICLE 7

Including amendments adopted through 05/2006			**SECTION 722**	**SECTION 723**	**SECTION 724**
			North Beach NCD	**Polk Street NCD**	**Sacramento Street NCD**
No.	*Zoning Control Category*	*§ References*	*Controls*	*Controls*	*Controls*
	BUILDING STANDARDS				
.10	**Height and Bulk Limit**	§§ 102.12, 105, 106, 250-252, 260, 270, 271	P up to 40 ft.; C 41 to 65 ft. # § 253.1	65-A, 80-A, 130-E See Zoning Map	40-X
.11	**Lot Size (Per Development)**	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
.12	**Rear Yard**	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)	Required at residential levels only § 134(a) (e)	Required at grade level and above § 134(a) (e)
.13	**Street Frontage**		Required § 145.1	Required § 145.1	Required § 145.1
.14	**Awning**	§ 790.20	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)
.15	**Canopy**	§ 790.26	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)
.16	**Marquee**	§ 790.58	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)
.17	**Street Trees**		Required § 143	Required § 143	Required § 143
	COMMERCIAL & INSTITUTIONAL STANDARDS & USES				
.20	**Floor Area Ratio**	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)	2.5 to 1 § 124(a) (b)	1.8 to 1 § 124(a) (b)
.21	**Use Size** *(Non-Residential)*	§ 790.130	P up to 1,999 sq. ft.; C 2,000 sq. ft. to 3,999 sq. ft. NP 4,000 sq. ft. & above § 121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
.22	**Off-Street Parking, Commercial/ Institutional**	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
.23	**Off-Street Freight Loading**	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
.24	**Outdoor Activity Area**	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)
.25	**Drive-Up Facility**	§ 790.30			
.26	**Walk-Up Facility**	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)
.27	**Hours of Operation**	§ 790.48	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
.30	**General Advertising Sign**	§§ 262, 602-604, 608, 609			
.31	**Business Sign**	§§ 262, 602—604, 608, 609	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2
.32	**Other Signs**	§§ 262, 602—604, 608, 609	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)

			SECTION 722			**SECTION 723**			**SECTION 724**		
			North Beach NCD			**Polk Street NCD**			**Sacramento Street NCD**		
		References	*Controls by Story*			*Controls by Story*			*Controls by Story*		
No.	*Zoning Control Category*	§ 790.118	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*
.38	**Residential Conversion**	§ 790.84	P			P	C		P	C #	C #
.39	**Residential Demolition**	§ 790.86	P	C	C	P	C	C	P	C	C
	Retail Sales and Services										
.40	**Other Retail Sales and Services (Not Listed Below)**	§ 790.102	P #	P #		P	P		P	C	
.41	**Bar**	§ 790.22	C			C					
.42	**Full-Service Restaurant**	§ 790.92	C	C #		C			C		
.43	**Large Fast Food Restaurant**	§ 790.90									
.44	**Small Self-Service Restaurant**	§ 790.91	C			C			C		
.45	**Liquor Store**	§ 790.55	C			C			P		
.46	**Movie Theater**	§ 790.64	P			P			P		
.47	**Adult Entertainment**	§ 790.36									
.48	**Other Entertainment**	§ 790.38	C			C			C		
.49	**Financial Service**	§ 790.110	C/NP #			C	C		C		
.50	**Limited Financial Service**	§ 790.112	C			P			C		

			SECTION 722			SECTION 723			SECTION 724		
			North Beach NCD			Polk Street NCD			Sacramento Street NCD		
		References	*Controls by Story*			*Controls by Story*			*Controls by Story*		
No.	*Zoning Control Category*	§ 790.118	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*
.51	**Medical Service**	§ 790.114	P	P		P	P				
.52	**Personal Service**	§ 790.116	P	P		P	P		C		
.53	**Business or Professional Service**	§ 790.108	C	P		P	P		C		
.54	**Massage Establishment**	§ 790.60, § 2700 Police Code	C			C					
.55	**Tourist Hotel**	§ 790.46	C	C	C	C	C	C	C	C	
.56	**Automobile Parking**	§§ 790.8, 156, 160	C	C	C	C	C	C	C	C	C
.57	**Automotive Gas Station**	§ 790.14									
.58	**Automotive Service Station**	§ 790.17									
.59	**Automotive Repair**	§ 790.15	C			C					
.60	**Automotive Wash**	§ 790.18									
.61	**Automobile Sale or Rental**	§ 790.12									
.62	**Animal Hospital**	§ 790.6	C			C			C		
.63	**Ambulance Service**	§ 790.2									
.64	**Mortuary**	§ 790.62									
.65	**Trade Shop**	§ 790.124	P #	C #		P	C		P	C	
.66	**Storage**	§ 790.117									
.67	**Video Store**	§ 790.135	C	C		C	C		C	C	
	Institutions and Non-Retail Sales & Services										
.70	**Administrative Service**	§ 790.106									
.80	**Hospital or Medical Center**	§ 790.44									
.81	**Other Institutions, Large**	§ 790.50	P	C	C	P	C	C	P	C	C
.82	**Other Institutions, Small**	§ 790.51	P	P	P	P	P	P	P	P	P
.83	**Public Use**	§ 790.80	C	C	C	C	C	C	C	C	C
.84	**Medical Cannabis Dispensary**	§ 790.141	P			P			P		
	RESIDENTIAL STANDARDS & USES										
.90	**Residential Use**	§ 790.88	P	P	P	P	P	P	P	P	P
.91	**Residential Density, Dwelling Units**	§§ 207, 207.1, 790.88(a)	Generally, 1 unit/ 400 sq. ft. lot area § 207.4			Generally, 1 unit/ 400 sq. ft. lot area § 207.4			Generally, 1 unit/ 800 sq. ft. lot area § 207.4		
.92	**Residential Density, Group Housing**	§§ 207.1, 790.88(b)	1 bedroom/140 sq. ft. lot area § 208			1 bedroom/140 sq. ft. lot area § 208			1 bedroom/275 sq. ft. lot area § 208		
.93	**Usable Open Space** *(Per Residential Unit)*	§§ 135, 136	Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)			Generally, either 60 sq. ft. if private, or 80 sq. ft. if common § 135(d)			Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
.94	**Off-Street Parking, Residential**	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)		
.95	**Community Residential Parking**	§ 790.10	C	C	C	C	C	C	C	C	C

NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE

DERIVED FROM PLANNING CODE - ARTICLE 7

Including amendments adopted through 05/2006			**SECTION 725**	**SECTION 726**	**SECTION 727**
			Union Street NCD	**Valencia Street NCD**	**24th Street - Mission NCD**
No.	*Zoning Control Category*	*§ References*	*Controls*	*Controls*	*Controls*
	BUILDING STANDARDS				
.10	**Height and Bulk Limit**	§§ 102.12, 105, 106, 250-252, 260, 270, 271	40-X	40-X, 50-X See Zoning Map	40-X, 50-X, 105-E See Zoning Map
.11	**Lot Size** *(Per Development)*	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
.12	**Rear Yard**	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a) (e)	Required at the second story and above and at all residential levels § 134(a) (e)	Required at the second story and above and at all residential levels § 134(a) (e)
.13	**Street Frontage**		Required § 145.1	Required § 145.1	Required § 145.1
.14	**Awning**	§ 790.20	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)
.15	**Canopy**	§ 790.26	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)
.16	**Marquee**	§ 790.58	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)
.17	**Street Trees**		Required § 143	Required § 143	Required § 143
	COMMERCIAL & INSTITUTIONAL STANDARDS & USES				
.20	**Floor Area Ratio**	§§ 102.9, 102.11, 123	3.0 to 1 § 124(a) (b)	2.5 to 1 § 124(a) (b)	2.5 to 1 § 124(a) (b)
.21	**Use Size** *(Non-Residential)*	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2	P up to 2,999 sq. ft.; C 3,000 sq. ft. & above § 121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
.22	**Off-Street Parking, Commercial/Institutional**	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
.23	**Off-Street Freight Loading**	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
.24	**Outdoor Activity Area**	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)
.25	**Drive-Up Facility**	§ 790.30			
.26	**Walk-Up Facility**	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)
.27	**Hours of Operation**	§ 790.48	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
.30	**General Advertising Sign**	§§ 262, 602-604, 608, 609			
.31	**Business Sign**	§§ 262, 602-604, 608, 609	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2
.32	**Other Signs**	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)

			SECTION 725			**SECTION 726**			**SECTION 727**		
			Union Street NCD			**Valencia Street NCD**			**24th Street - Mission NCD**		
		References	*Controls by Story*			*Controls by Story*			*Controls by Story*		
No.	*Zoning Control Category*	§ 790.118	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*
.38	**Residential Conversion**	§ 790.84	P	C	C	P			P		
.39	**Residential Demolition**	§ 790.86	P	C	C	P	C	C	P	C	C
	Retail Sales and Services										
.40	**Other Retail Sales and Services** *(Not Listed Below)*	§ 790.102	P	P		P	C		P		
.41	**Bar**	§ 790.22				C					
.42	**Full-Service Restaurant**	§ 790.92				P			C		
.43	**Large Fast Food Restaurant**	§ 790.90				C					
.44	**Small Self-Service Restaurant**	§ 790.91				P			C		
.45	**Liquor Store**	§ 790.55	C								
.46	**Movie Theater**	§ 790.64	P			P			P		
.47	**Adult Entertainment**	§ 790.36									
.48	**Other Entertainment**	§ 790.38	C			C			C		
.49	**Financial Service**	§ 790.110	C	C		P			P		
.50	**Limited Financial Service**	§ 790.112	P			P			P		

			SECTION 725			SECTION 726			SECTION 727		
			Union Street NCD			**Valencia Street NCD**			**24th Street - Mission NCD**		
		References	*Controls by Story*			*Controls by Story*			*Controls by Story*		
No.	*Zoning Control Category*	§ 790.118	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*
.51	**Medical Service**	§ 790.114	P	P	C	P	C		P	C	
.52	**Personal Service**	§ 790.116	P	P	C	P	C		P	C	
.53	**Business or Professional Service**	§ 790.108	P	P	C	P	C		P	C	
.54	**Massage Establishment**	§ 790.60, § 2700 Police Code				C			C		
.55	**Tourist Hotel**	§ 790.46	C	C	C	C	C		C	C	
.56	**Automobile Parking**	§§ 790.8, 156, 160	C	C	C	C	C	C	C	C	C
.57	**Automotive Gas Station**	§ 790.14									
.58	**Automotive Service Station**	§ 790.17									
.59	**Automotive Repair**	§ 790.15				C			C		
.60	**Automotive Wash**	§ 790.18									
.61	**Automobile Sale or Rental**	§ 790.12									
.62	**Animal Hospital**	§ 790.6	C			C			C		
.63	**Ambulance Service**	§ 790.2									
.64	**Mortuary**	§ 790.62				C	C				
.65	**Trade Shop**	§ 790.124	P	C		P	C		P		
.66	**Storage**	§ 790.117									
.67	**Video Store**	§ 790.135	C	C		C	C		C		
	Institutions and Non-Retail Sales & Services										
.70	**Administrative Service**	§ 790.106									
.80	**Hospital or Medical Center**	§ 790.44									
.81	**Other Institutions, Large**	§ 790.50	P	C	C	P	C	C	P	C	C
.82	**Other Institutions, Small**	§ 790.51	P	P	P	P	P	P	P	P	P
.83	**Public Use**	§ 790.80	C	C	C	C	C	C	C	C	C
.84	**Medical Cannabis Dispensary**	§ 790.141	P			P			P		
	RESIDENTIAL STANDARDS & USES										
.90	**Residential Use**	§ 790.88	P	P	P	P	P	P	P	P	P
.91	**Residential Density, Dwelling Units**	§§ 207, 207.1, 790.88(a)	Generally, 1 unit/ 600 sq. ft. lot area § 207.4			Generally, 1 unit/ 600 sq. ft. lot area § 207.4			Generally, 1 unit/ 600 sq. ft. lot area § 207.4		
.92	**Residential Density, Group Housing**	§§ 207.1, 790.88(b)	1 bedroom/210 sq. ft. lot area § 208			1 bedroom/210 sq. ft. lot area § 208			1 bedroom/210 sq. ft. lot area § 208		
.93	**Usable Open Space** *(Per Residential Unit)*	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)		
.94	**Off-Street Parking, Residential**	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)		
.95	**Community Residential Parking**	§ 790.10	C	C	C	C	C	C	C	C	C

NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

DERIVED FROM PLANNING CODE - ARTICLE 7

Including amendments adopted through 05/2006			**SECTION 728**	**SECTION 729**	**SECTION 730**
			24th Street - Noe Valley NCD	**West Portal Avenue NCD**	**Inner Sunset NCD**
No.	*Zoning Control Category*	*§ References*	*Controls*	*Controls*	*Controls*
	BUILDING STANDARDS				
.10	**Height and Bulk Limit**	§§ 102.12, 105, 106, 250-252, 260, 270, 271	40-X	26-X	40-X
.11	**Lot Size** *(Per Development)*	§§ 790.56, 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1	P up to 4,999 sq. ft.; C 5,000 sq. ft. & above § 121.1
.12	**Rear Yard**	§§ 130, 134, 136	Required at grade level and above § 134(a) (e)	Required at grade level and above § 134(a) (e)	Required at grade level and above § 134(a) (e)
.13	**Street Frontage**		Required § 145.1	Required § 145.1	Required § 145.1
.14	**Awning**	§ 790.20	P § 136.1(a)	P § 136.1(a)	P § 136.1(a)
.15	**Canopy**	§ 790.26	P § 136.1(b)	P § 136.1(b)	P § 136.1(b)
.16	**Marquee**	§ 790.58	P § 136.1(c)	P § 136.1(c)	P § 136.1(c)
.17	**Street Trees**		Required § 143	Required § 143	Required § 143
	COMMERCIAL & INSTITUTIONAL STANDARDS & USES				
.20	**Floor Area Ratio**	§§ 102.9, 102.11, 123	1.8 to 1 § 124(a) (b)	1.8 to 1 § 124(a) (b)	1.8 to 1 § 124(a) (b)
.21	**Use Size** *(Non-Residential)*	§ 790.130	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. to 3,999 sq. ft. NP 4,000 sq. ft. & above § 121.2	P up to 2,499 sq. ft.; C 2,500 sq. ft. & above § 121.2
.22	**Off-Street Parking, Commercial/Institutional**	§§ 150, 153-157, 159-160, 204.5	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)	Generally, none required if occupied floor area is less than 5,000 sq. ft. §§ 151, 161(g)
.23	**Off-Street Freight Loading**	§§ 150, 153-155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
.24	**Outdoor Activity Area**	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)	P if located in front; C if located elsewhere § 145.2(a)
.25	**Drive-Up Facility**	§ 790.30			
.26	**Walk-Up Facility**	§ 790.140	P if recessed 3 ft. C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)	P if recessed 3 ft.; C if not recessed § 145.2(b)
.27	**Hours of Operation**	§ 790.48	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.	P 6 a.m. - 2 a.m.	P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.
.30	**General Advertising Sign**	§§ 262, 602-604, 608, 609			
.31	**Business Sign**	§§ 262, 602-604, 608, 609	P § 607.1(f)2	P § 607.1(f)2	P § 607.1(f)2
.32	**Other Signs**	§§ 262, 602-604, 608, 609	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)	P § 607.1(c) (d) (g)

			SECTION 728			**SECTION 729**			**SECTION 730**		
			24th Street - Noe Valley NCD			**West Portal Avenue NCD**			**Inner Sunset NCD**		
		References	*Controls by Story*			*Controls by Story*			*Controls by Story*		
No.	*Zoning Control Category*	§ 790.118	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*
.38	**Residential Conversion**	§ 790.84	P			P			P		
.39	**Residential Demolition**	§ 790.86	P	C	C	P	C	C	P	C	C
	Retail Sales and Services										
.40	**Other Retail Sales and Services** *(Not Listed Below)*	§ 790.102	P #	C #		P #	P		P	C	
.41	**Bar**	§ 790.22	C #			C			C #		
.42	**Full-Service Restaurant**	§ 790.92	C #			C			C #		
.43	**Large Fast Food Restaurant**	§ 790.90									
.44	**Small Self-Service Restaurant**	§ 790.91							C		
.45	**Liquor Store**	§ 790.55	C			P					
.46	**Movie Theater**	§ 790.64	P						P		
.47	**Adult Entertainment**	§ 790.36									
.48	**Other Entertainment**	§ 790.38	C						C		
.49	**Financial Service**	§ 790.110	C						P		

			SECTION 728			SECTION 729			SECTION 730		
			24th Street - Noe Valley NCD			**West Portal Avenue NCD**			**Inner Sunset NCD**		
		References	*Controls by Story*			*Controls by Story*			*Controls by Story*		
No.	*Zoning Control Category*	§ 790.118	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*	*1st*	*2nd*	*3rd+*
.50	**Limited Financial Service**	§ 790.112	C			C			P		
.51	**Medical Service**	§ 790.114	P	C		C	P		C	C	
.52	**Personal Service**	§ 790.116	P	C		P	P		P	C	
.53	**Business or Professional Service**	§ 790.108	P	C		C #	P		P	C	
.54	**Massage Establishment**	§ 790.60, § 2700 Police Code	C						C		
.55	**Tourist Hotel**	§ 790.46	C	C					C	C	
.56	**Automobile Parking**	§§ 790.8, 156, 160	C	C	C				C	C	C
.57	**Automotive Gas Station**	§ 790.14									
.58	**Automotive Service Station**	§ 790.17				C					
.59	**Automotive Repair**	§ 790.15							C		
.60	**Automotive Wash**	§ 790.18									
.61	**Automobile Sale or Rental**	§ 790.12									
.62	**Animal Hospital**	§ 790.6	C			C			C		
.63	**Ambulance Service**	§ 790.2									
.64	**Mortuary**	§ 790.62									
.65	**Trade Shop**	§ 790.124	P	C		P			P		
.66	**Storage**	§ 790.117									
.67	**Video Store**	§ 790.135	C	C		C	C		C		
	Institutions and Non-Retail Sales & Services										
.70	**Administrative Service**	§ 790.106									
.80	**Hospital or Medical Center**	§ 790.44									
.81	**Other Institutions, Large**	§ 790.50	P	C	C	C	C		C	C	C
.82	**Other Institutions, Small**	§ 790.51	P	P	P	P	P		P	P	P
.83	**Public Use**	§ 790.80	C	C	C	C	C		C	C	C
.84	**Medical Cannabis Dispensary**	§ 790.141	P			C			P		
	RESIDENTIAL STANDARDS & USES										
.90	**Residential Use**	§ 790.88	P	P	P	P	P	P	P	P	P
.91	**Residential Density, Dwelling Units**	§§ 207, 207.1, 790.88(a)	Generally, 1 unit/ 600 sq. ft. lot area § 207.4			Generally, 1 unit/ 800 sq. ft. lot area § 207.4			Generally, 1 unit/ 800 sq. ft. lot area § 207.4		
.92	**Residential Density, Group Housing**	§§ 207.1, 790.88(b)	1 bedroom/ 210 sq. ft. lot area § 208			1 bedroom/ 275 sq. ft. lot area § 208			1 bedroom/ 275 sq. ft. lot area § 208		
.93	**Usable Open Space** *(Per Residential Unit)*	§§ 135, 136	Generally, either 80 sq. ft. if private, or 100 sq. ft. if common § 135(d)			Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)			Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
.94	**Off-Street Parking, Residential**	§§ 150, 153-157, 159-160, 204.5	Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)			Generally, 1 space per dwelling unit §§ 151, 161(a) (g)		
.95	**Community Residential Parking**	§ 790.10	C	C	C	C	C	C	C	C	C

SUMMARY OF STANDARDS
C-2 DISTRICTS

Planning Code Section	Relevant Standard
§ 210.2	**C-2 (COMMUNITY BUSINESS) DISTRICTS** — These districts serve several functions. On a larger scale than most of the NC Districts, they provide comparison shopping goods and services on a general or specialized basis to a citywide or a regional market area, complementing the main area for such types of trade in downtown San Francisco. The C-2 Districts are generally located in the Telegraph Hill, Fisherman's Wharf, Stonestown and Executive Park areas as well as smaller sections on and around Van Ness Avenue. As in NC Districts, the emphasis is upon compatible retail uses, but a wider variety of goods and services is included to suit the longer term needs of customers and no distinctions are made between the various stories.
Art. 2	**USES** — Retail, office, restaurant, residential are permitted uses. See generally Article 2 of the Planning Code.
Art. 2	**SPECIAL USE DISTRICTS** — May be more or less restrictive for certain standards in C-2 District.
§ 124	**FLOOR AREA RATIO LIMIT** — 3.6 to 1 (unless nearest other district is RM-4 or RC-4, then 4.8:1 or, to C-3, then 10:1) FAR is 5:1 in the Northern Waterfront Special Use Districts.
§ 151	**OFF-STREET PARKING** — 1 space required for each 500 square feet occupied floor area for office or retail. See Table 151 of the Planning Code for other uses; for residential: 1 space for each unit. No parking required for less than 5,000 square feet of commercial space. See Planning Code Article 1.5 generally.
§ 215(a)	**DWELLING UNIT DENSITY** — At least 3 dwelling units permitted on buildable lot; generally 1 unit per 800 square feet of lot area, greater number depending on nearest R District; double density for housing for elderly or handicapped.
Art. 2.5	**HEIGHT CONTROLS** — See Height and Bulk District maps component of the Zoning Map and Height and Bulk Standards in Article 2.5 of the Planning Code.
§ 607	**SIGN CONTROLS** — Projection: 75 percent of sidewalk width to 12 feet maximum. Height of freestanding sign: 36 feet. Generally see Article 6, Planning Code.
§ 134	**REAR YARD** — No rear yard required for commercial development; 25 percent of lot length at level occupied by dwelling units. No front setback or side yards required.

SUMMARY OF STANDARDS
C-3 DISTRICTS

Planning Code Section	Relevant Standard
§ 210.3	**C-3 (DOWNTOWN COMMERCIAL) DISTRICTS** — Downtown San Francisco, a center for City, regional, national and international commerce, is composed of four separate districts, as follows: C-3-0 (Downtown Office); C-3-R (Downtown Retail); C-3-G (Downtown General Commercial); C-3-S (Downtown Support). The C-3-0 district has a Sub-District for special development called the C-3-0 (SD) district.
§ 124	**FLOOR AREA RATIO LIMIT** — 9:1 for C-3-0; 6:1 for C-3-R; 6:1 for C-3-G and 5:1 for C-3-S.
§§ 124, 127 and Art. 11	**TRANSFER OF DEVELOPMENT RIGHTS (TDR)** — Owners of buildings required to be preserved by Article 11, per their assigned preservation rating may sell unused development potential to owners of other lots in the same district or to a lot in the C-3-0 (SD) District. Lots may have their FAR increased by the above means up to 18:1 in the C-3-0 and the C-3-0 (SD) district and 1½ times the base FAR in other C-3 districts.
§§ 161(c), 151	**OFF-STREET PARKING** — Not required for nonresidential uses; 1 space for each 4 dwelling units.
§ 215	**DWELLING UNIT DENSITY** — 1 dwelling unit for each 125 square feet of lot area is a permitted use. A greater density, limited by the discretion of the Planning Commission, is a conditional use.
§ 320	**HOUSING REQUIREMENTS** — The Office Affordable Housing Production Program requires housing to be constructed or a housing development fee paid for new office buildings or conversion of more than 50,000 gross square feet.
§§ 270, 271	**HEIGHT CONTROLS** — See Height and Bulk District maps component of the Zoning Map and Bulk Limits in § 270. Excessive bulk may be authorized as a conditional use.
§ 607	**SIGN CONTROLS** — See Article 6 of the Planning Code. Height limited to 100 feet (free standing limited to 40 feet), projection limited to 75% of sidewalk width up to a maximum of 12 feet. Special sign districts modify these controls.
§ 134	**REAR YARD** — 25% of lot depth required for levels occupied by residential uses. No front setbacks or side yards required.
§§ 215-227	**USES** — Office, retail, residential, entertainment and institutional uses are permitted. Wholesale and some light manufacturing uses are permitted in some C-3 districts. Hotels are a conditional use.
Art. 2	**SPECIAL USE DISTRICTS** — May be more or less restrictive than certain standards in C-3 Districts.

SUMMARY OF STANDARDS
C-M DISTRICTS

Planning Code Section	Relevant Standard
§ 210.4	**C-M (HEAVY COMMERCIAL) DISTRICTS** — These districts provide a limited supply of land for certain heavy commercial uses not permitted in other commercial districts. While the emphasis is upon wholesaling and business services, some light manufacturing and processing are also permitted though limited in most cases to less than an entire building. In recognition of the potential incompatibility of some of these uses and the proximity of these districts to residential and other commercial areas, standards are imposed as to enclosure within buildings and screening of outdoor uses.
Art. 2	**USES** — Wholesale, storage, repair, retail, office, service uses permitted. See generally Article 2 of the Planning Code.
§ 215(a)	**DWELLING UNIT DENSITY** — Generally, 1 for each 200 square feet of lot area with conditional use authorization of the Planning Commission.
§ 151	**OFF-STREET PARKING** — 1 parking stall for each dwelling unit. Based upon "occupied floor area" as defined in § 102 of the Planning Code: 1 space for each 2,000 square feet of warehouse, 1 for 1,500 square feet of industrial, 1 for 500 square feet of business office or retail and 1 for 300 square feet of medical office. See Table 151 of the Planning Code for parking requirements for other uses. No parking required for less than 10,000 square feet of warehouse, less than 7,500 square feet of industrial, or less than 5,000 square feet of retail or office space.
§ 124	**FLOOR AREA RATIO LIMIT** — 9 to 1.
Art. 2.5	**HEIGHT CONTROLS** — See Height and Bulk District maps component of the Zoning Map and Standards in Article 2.5 of the Planning Code.
Art. 6	**SIGN CONTROLS** — Generally see § 607 in Article 6, Planning Code. Projection: 75 percent of sidewalk width. Maximum height of freestanding sign: 40 feet.
	FRONT SETBACK AND SIDE YARDS — None required.
§ 134	**REAR YARD** — 25 percent of lot depth at level occupied by dwelling units.

SUMMARY OF STANDARDS
M-1 AND M-2 DISTRICTS

Planning Code Section	Relevant Standard
§ 210.5	**M-1 (LIGHT INDUSTRIAL) DISTRICTS** — These districts provide land for industrial development. In general, the M-1 Districts are more suitable for smaller industries dependent upon truck transportation while the M-2 Districts are more suitable for larger industries served by rail and water transportation and by large utility lines. In M-1 Districts, most industries are permitted, with the large or noxious ones excluded. The permitted industries have certain requirements as to enclosure, screening and minimum distance from residential districts.
§ 210.6	**M-2 (HEAVY INDUSTRIAL) DISTRICTS** — These districts are the least restricted as to use and are located at the eastern edge of the City, separated from residential and commercial areas. The heavier industries are permitted, with fewer requirements as to screening and enclosure than in M-1 Districts, but some uses are permitted only as a conditional use or at some distance from residential districts.
Art. 2	**USES** — Manufacturing, wholesale, storage, retail, repair, service uses permitted. Auto-wreckers and certain other uses including residential use are conditional uses requiring authorization by Planning Commission.
§ 215(a)	**DWELLING UNIT DENSITY** — One for each 800 square feet of lot area, or density of nearest R District whichever provides the greatest density.
§ 151	**OFF-STREET PARKING** — 1 parking stall for each dwelling unit. Based upon "occupied floor area" as defined in § 102 of the Planning Code: 1 space for each 2,000 square feet of warehouse, 1 for 1,500 square feet of industrial, 1 for 500 square feet of business office or retail and 1 for 300 square feet of medical office. See Table 151 of the Planning Code for parking requirements for other uses. No parking required for less than 10,000 square feet of warehouse, less than 7,500 square feet of industrial, or less than 5,000 square feet of retail or office space.
§ 124	**FLOOR AREA RATIO LIMIT** — 5 to 1
Art. 2.5	**HEIGHT CONTROLS** — See Height and Bulk District maps component of the Zoning Map and Height and Bulk Standards in Article 2.5 of the Planning Code.
Art. 6	**SIGN CONTROLS** — Generally see § 607. Projection: 75 percent of sidewalk width. Height of freestanding sign: 40 feet. General advertising (billboards) generally permitted.
	FRONT SETBACK AND SIDE YARDS — None required.
§ 134	**REAR YARD** — 25 percent of lot length at levels occupied by dwelling units.

SUMMARY OF STANDARDS
SLR DISTRICTS

Planning Code Section	Relevant Standard
§ 816	**SLR (SERVICE/LIGHT INDUSTRIAL/RESIDENTIAL) DISTRICT** — The Service/Light Industrial/Residential (SLR) Mixed Use District is designed to maintain and facilitate the growth and expansion of small scale light industrial, home and business service, wholesale distribution, arts production and performance/ exhibition activities, live/work use, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing and live/work space at a scale and density compatible with the existing neighborhood.
Art. 8	**USES** — Retail, general commercial, home, personal and business services, light industrial, institutional, cultural arts and artisan, live/work space, parking and residential activities would be permitted as principal uses. General office, hotels, nighttime entertainment, movie theaters, adult entertainment and heavy industrial uses are not permitted.
Art. 2.5	**HEIGHT AND BULK** — Generally 65 or 50 feet and "X" bulk limit. See Height and Bulk District maps component of the Zoning Map and Standards in Article 2.5 of the Planning Code.
§ 124	**FLOOR AREA RATIO LIMIT** — The commercial/industrial FAR for the district would be 2.5:1. Exemptions from FAR limits include but are not limited to: floor area devoted to childcare facilities; and floor area devoted to live/work units when such floor area exceeds the basic FAR limit, subject to the limitations of § 102.9(b)(19) of the Planning Code.
§ 816.03	**DWELLING UNIT DENSITY** — One dwelling unit per 200 feet of lot area.
§ 134	**REAR YARDS** — A 25 percent rear yard would be required at the first level of residential use.
§ 135	**OPEN SPACE** — Open space would be required for all commercial and industrial uses, at the following ratios: one square foot of open space per 250 gross square feet of general commercial development, which includes retail, personal service, and wholesale trade space (1:250); 1:120 for home and business service space, manufacturing and light industrial space; and 1:90 for office space. Alternatively, the controls allow payment of an in-lieu fee at $.80 per square foot of required open space. Residences would be required 36 square feet of open space per unit.
§ 151	**PARKING** — Parking spaces for dwelling units could be compact car-street; workspace for architects and engineers would require one parking space per 1,000 square feet of floor area (1:1000); artist and artisan production and performance spaces and live/work units would have a 1:2000 square feet requirement.

SUMMARY OF STANDARDS
SLI DISTRICTS

Planning Code Section	Relevant Standard
§ 817	**SLI (SERVICE/LIGHT INDUSTRIAL) DISTRICTS** — The Service/Light Industrial District is designed to protect and facilitate the expansion of existing general commercial, manufacturing, home and business service, live/work use, arts uses, light industrial activities and small design professional office firms.
Art. 8	**USES** — Retail, general commercial, home, personal and business services, light industrial, institutional, cultural arts and artisan, live/work space, and parking would be permitted as principal uses. Existing group housing and dwelling units are protected from demolition or conversion to nonresidential use and development of group housing and low-income affordable dwelling units are permitted as a conditional use. General office, hotels, movie theaters, nighttime entertainment and adult entertainment uses are not permitted.
Art. 2.5	**HEIGHT AND BULK** — Generally 50 feet and "X" bulk limit, indicating no bulk controls, with limited exceptions. See Height and Bulk District maps component of the Zoning Map and Standards in Article 2.5 of the Planning Code.
§ 124	**FLOOR AREA RATIO LIMIT** — The commercial/industrial FAR for the district would be 2.5:1. Exemptions from FAR limits include but are not limited to: floor area devoted to childcare facilities; and floor area devoted to live/work units when such floor area exceeds the basic FAR limit, subject to the limitations of § 102.9(b)(19) of the Planning Code.
§ 817.03	**DWELLING UNIT DENSITY** — New dwelling units (or group housing) at a ratio of one dwelling per 200 square feet of lot area (one bedroom per 70 square feet for group housing) would be permitted as conditional use only if low-income pursuant to § 803.5 of the Planning Code.
§ 135	**OPEN SPACE** — Open space would be required for all commercial and industrial uses, at the following ratios: one square foot of open space per 250 gross square feet of general commercial development, which includes retail, personal service, and wholesale trade space (1:250); 1:120 for home and business service space; 1:120 for manufacturing and light industrial space; and 1:90 for office space. Alternatively, the controls allow payment of an in-lieu fee at $.80 per square foot of required open space. Residences would be required 36 square feet of open space per unit.
§ 151	**PARKING** — Parking spaces for dwelling units could be compact; workspace for architects and engineers would require one parking space per 1,000 sq. ft. of floor area (1:1000).

SUMMARY OF STANDARDS
SSO DISTRICTS

Planning Code Section	Relevant Standard
§ 818	**SSO (SERVICE/SECONDARY OFFICE) DISTRICTS** — This district is designed to accommodate small scale light industrial, home and business service, arts activities, live/work uses, and small scale, professional office space and large-floor-plate "back office" space for sales and clerical work forces. Nighttime entertainment is permitted as a conditional use. Demolition or conversion of existing group housing or dwelling units requires conditional use authorization.
Art. 8	**USES** — Offices, retail, general commercial home, personal and business services, light industrial, institutional, cultural arts and artisan, live/work space, parking would be permitted as principal uses. Residential activities and nighttime entertainment uses would require conditional use approval.
Art. 2.5	**HEIGHT AND BULK** — See Height and Bulk District maps component of the Zoning Map and Standards in Article 2.5 of the Planning Code.
§ 124	**FLOOR AREA RATIO LIMIT** — Properties within a 130-foot height limit would be permitted a 4.5 to 1 FAR, properties within a 65- or 80-foot height district would be permitted a 4:1 FAR; the FAR for all other properties would be 3.0:1. Exemptions from FAR limits include but are not limited to: residential space; floor area devoted to childcare facilities; and floor area devoted to live/work units when such floor area exceeds the basic FAR limit, subject to the limitations of § 102.9(b)(19) of the Planning Code.
§ 818.03	**DWELLING UNIT DENSITY** — One dwelling unit per 200 feet of lot area.
§ 134	**REAR YARD** — A 25 percent rear yard would be required at the first level of residential use.
§ 135	**OPEN SPACE** — Open space would be required for all commercial and industrial uses, at the following ratios: one square foot of open space per 250 gross square feet of general commercial development, which includes retail, personal service, and wholesale trade space (1:250); 1:120 for home and business service space, manufacturing and light industrial space; and 1:90 for office space. Alternatively, the controls allow payment of an in-lieu fee at $.80 per square foot of required open space. Residences would be required 36 square feet of open space per unit.
§ 151	**PARKING** — Parking spaces for dwelling units could be compact car-sized; work space for architects and engineers are one parking space per 1,000 square feet of floor area (1:1000); SSO business offices have a 1:750 requirement; live/work units have a 1:2000 requirement.

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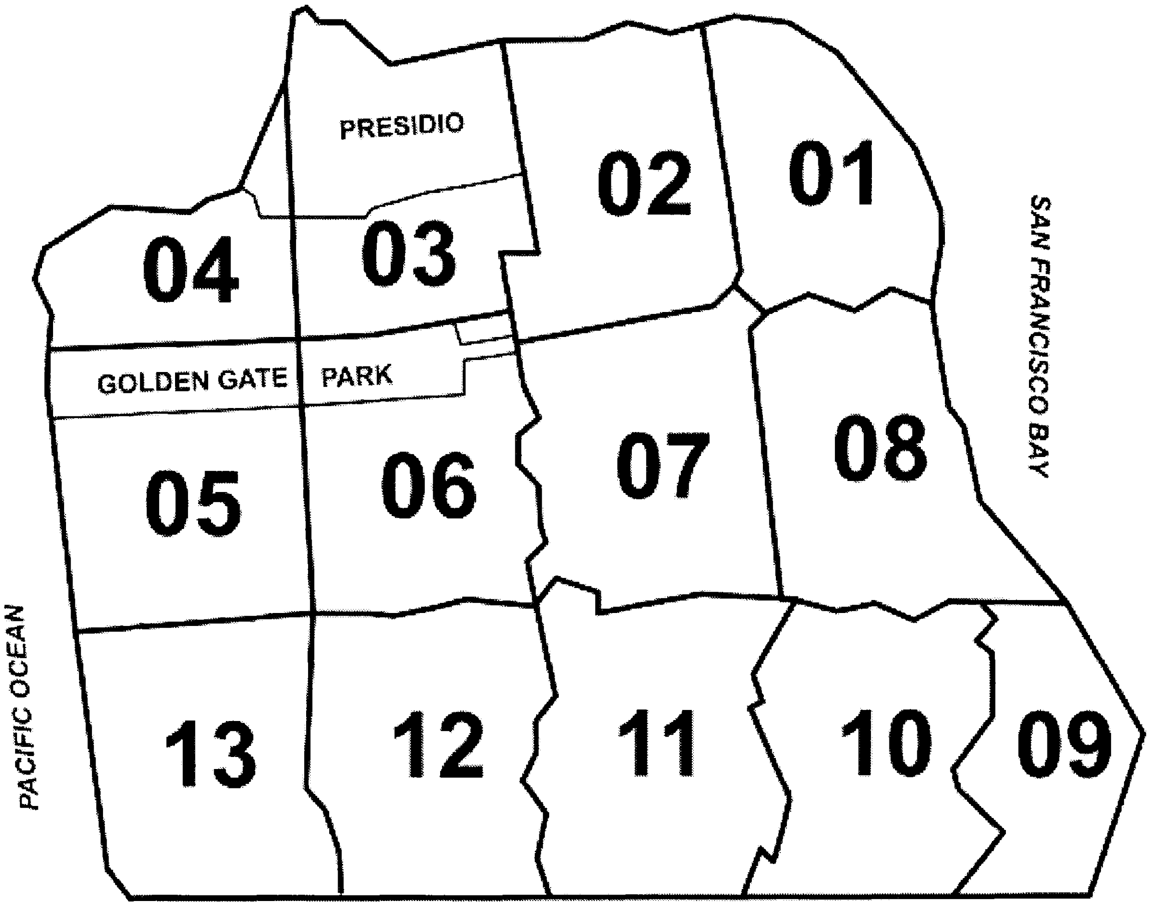
ZONING MAPS



MAP SHEET KEY

The Zoning Maps have been reorganized and renamed in this edition. All the maps are now arranged by their respective types in the appendices which follow. With the exception of the Special Sign District maps, all of the maps are identified with two initials (representing the type of map) and two numbers (representing the number of the section of the City identified by the Map Sheet Key illustration above). The Zoning Use District maps (numbered ZN01—ZN13) are first. They are followed by the Height and Bulk District Maps (numbered HT01—HT13) and the Special Use District maps (numbered SU01—SU13. For Preservation District maps (numbered PD01, PD02, PD07, and PD08) and Coastal Zone maps (numbered CZ04, CZ05, and CZ13), only the sheets containing the relevant districts are included. For the Special Sign Districts, the first map (SS01) is Citywide in scope with the second map (SS02) giving more detailed boundaries for specific districts.

Since the maps have been renamed, the following table lists the new Map Sheet No. along with the previous Map No. since most Zoning Map references within the Planning Code use the former naming scheme. Also note that the term "Page No." indicates the placement of the maps in this volume. Each appendix is separated by a special divider for easy reference. Within each appendix, the maps are numbered sequentially. Please ensure that, after supplementation, removal of pages for copying, and the like, maps are returned to their designated positions in this volume.

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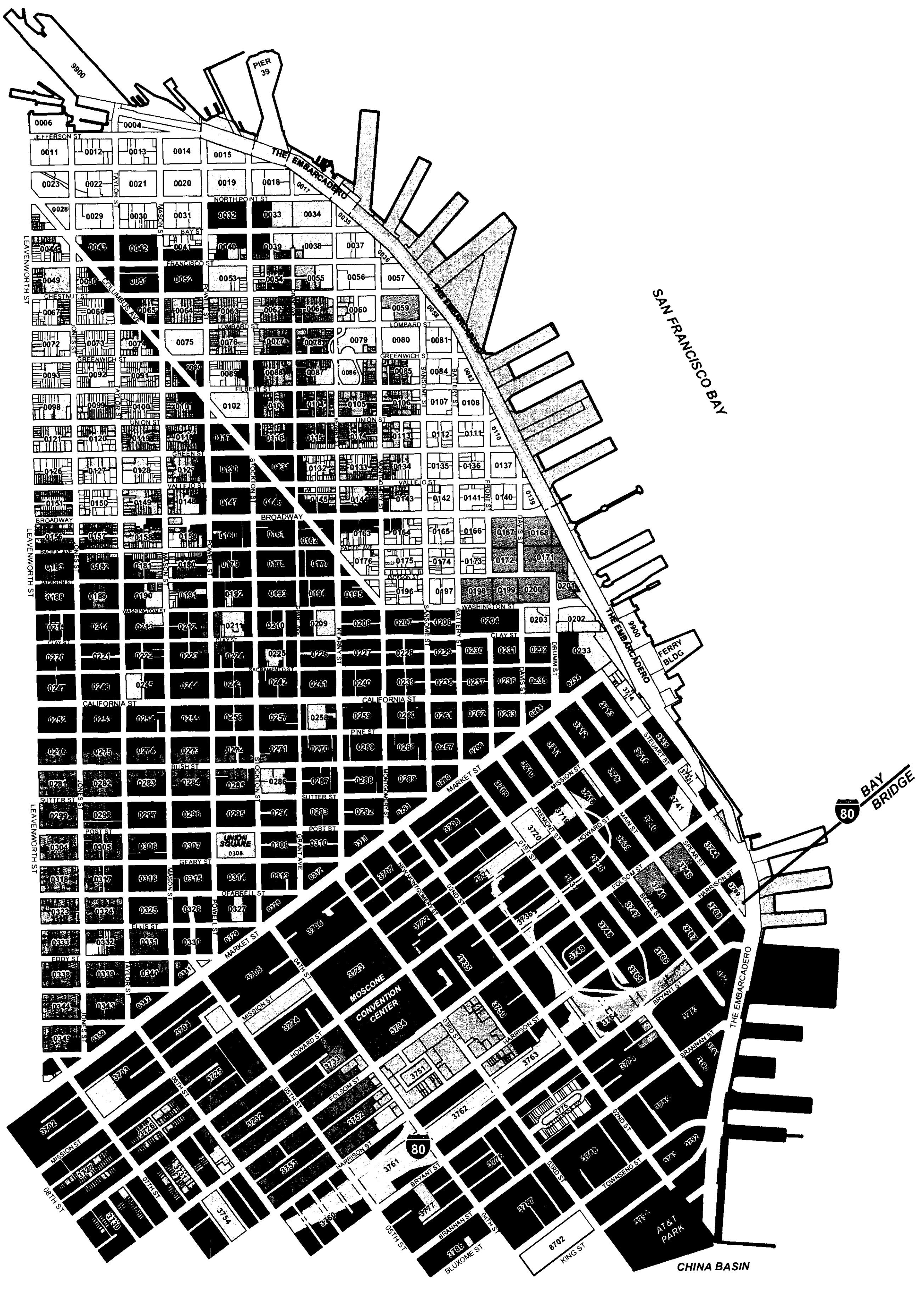

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ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) | RH-1 | RH-1(S) | RH-2 | RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 | RM-2 | RM-3 | RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS

▨ | NC-2 | NC-3 | NCD | NC-S

SOUTH OF MARKET MIXED USE DISTRICTS

SPD | RED | ■ | SLR | SLI | SSO

COMMERCIAL DISTRICTS

C-2 | C-3-S | C-3-G | C-3-R | C-3-O | C-3-O(SD)

INDUSTRIAL DISTRICTS

C-M | M-1 | M-2

CHINATOWN MIXED USE DISTRICTS

CRNC | CVR | CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 | RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA | ▨

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR | TB DTR

MISSION BAY DISTRICTS

MB-OS | MB-O

PUBLIC DISTRICT

P

N

SCALE: 1:14,000

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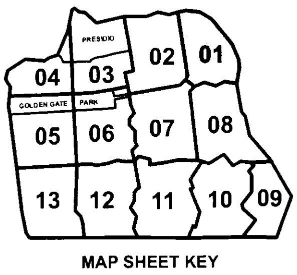

MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MARCH 2008.

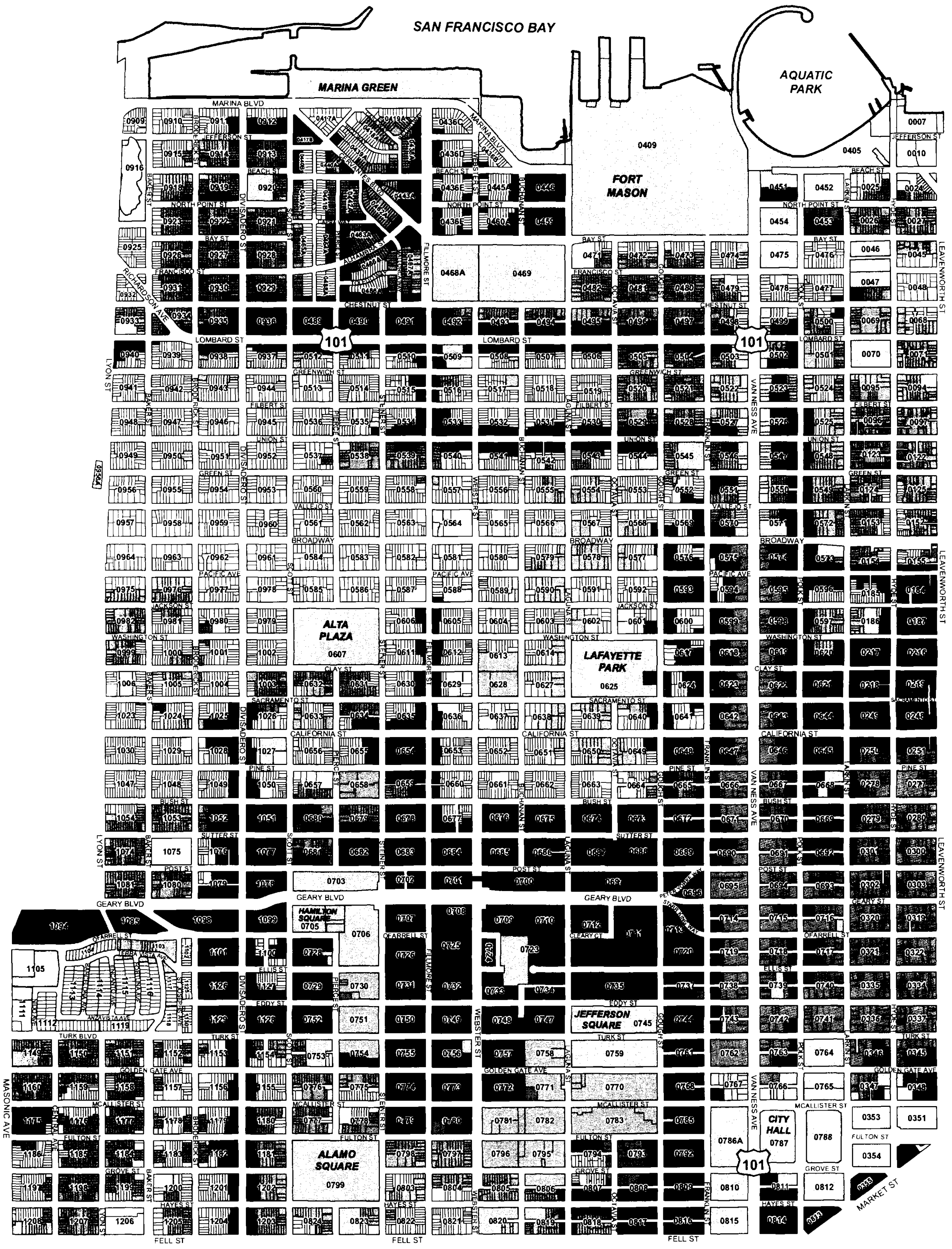
SHEET **ZN01**

20080324-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **ZN01**

Supp. No. 1, April 2008



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ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS
RH-1(D) | RH-1 | RH-1(S) | RH-2 | RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
RM-1 | RM-2 | RM-3 | RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS
NC-2 | NC-3 | NCD | NC-S

SOUTH OF MARKET MIXED USE DISTRICTS
SPD | RED | SLR | SLI | SSO

COMMERCIAL DISTRICTS
C-2 | C-3-S | C-3-G | C-3-R | C-3-O | C-3-O(SD)

INDUSTRIAL DISTRICTS
C-M | M-1 | M-2

CHINATOWN MIXED USE DISTRICTS
CRNC | CVR | CCB

RESIDENTIAL-COMMERCIAL DISTRICTS
RC-3 | RC-4

REDEVELOPMENT AGENCY DISTRICTS
MB-RA

DOWNTOWN RESIDENTIAL DISTRICTS
RH DTR | TB DTR

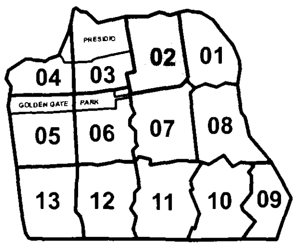
MISSION BAY DISTRICTS
MB-OS | MB-O

PUBLIC DISTRICT
P

N

SCALE: 1:14,000

0 250 500 1000 1500 Feet



MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MARCH 2008.

SHEET **ZN02**

20080324-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **ZN02**

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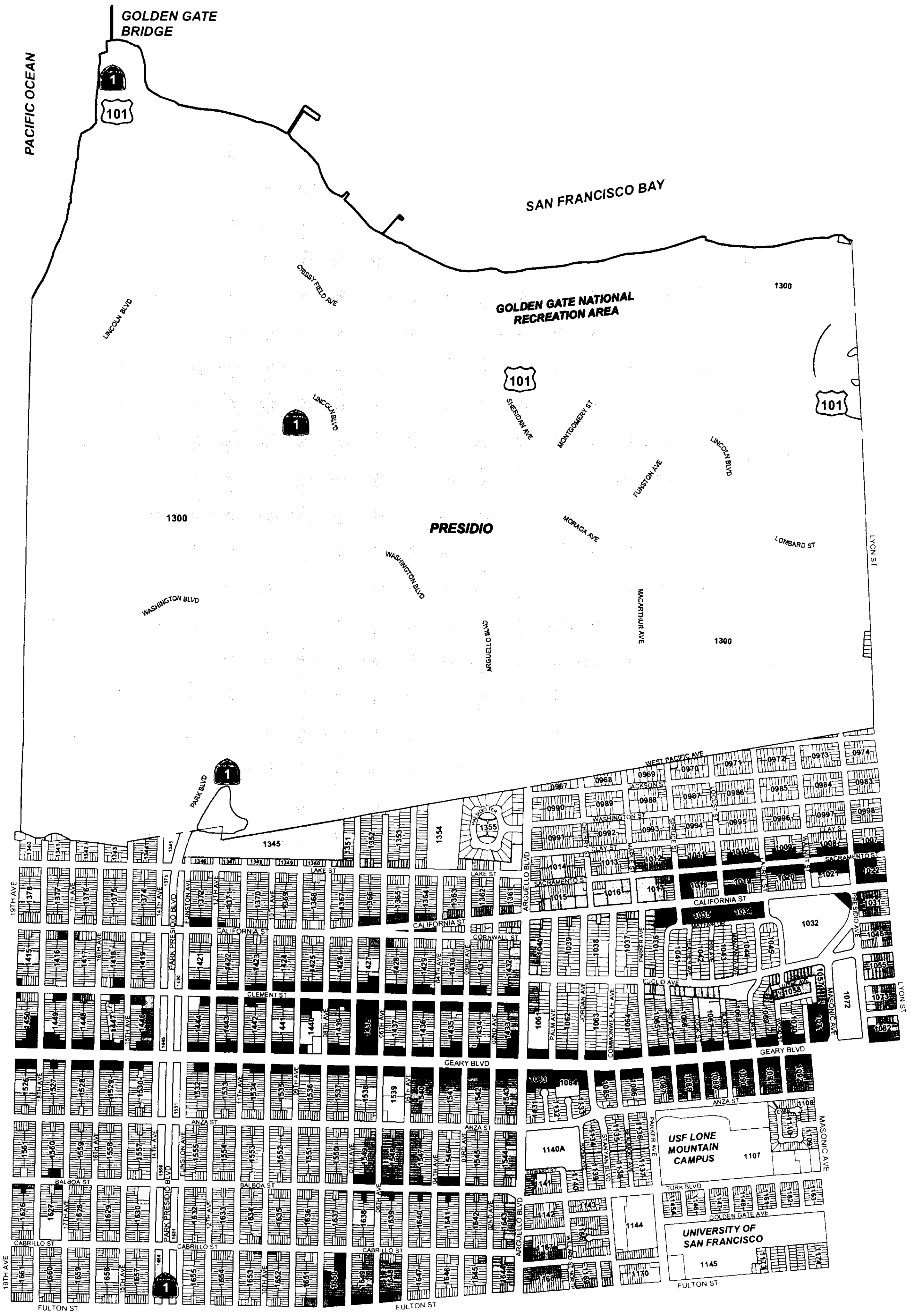
Supp. No. 1, April 2008



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ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS
RH-1(D) | RH-1 | RH-1(S) | RH-2 | RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
RM-1 | RM-2 | RM-3 | RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS
[illegible] | NC-2 | NC-3 | NCD | NC-S

SOUTH OF MARKET MIXED USE DISTRICTS
SPD | RED | [illegible] | SLR | SLI | SSO

COMMERCIAL DISTRICTS
C-2 | C-3-S | C-3-G | C-3-R | C-3-O | C-3-O(SD)

INDUSTRIAL DISTRICTS
C-M | M-1 | M-2

CHINATOWN MIXED USE DISTRICTS
CRNC | CVR | CCB

RESIDENTIAL-COMMERCIAL DISTRICTS
RC-3 | [illegible]

REDEVELOPMENT AGENCY DISTRICTS
MB-RA | [illegible]

DOWNTOWN RESIDENTIAL DISTRICTS
RH DTR | TB DTR

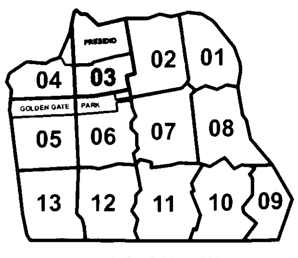
MISSION BAY DISTRICTS
MB-OS | MB-O

PUBLIC DISTRICT
P

N

SCALE: 1:14,000

0 250 500 1000 1500 Feet



MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET **ZN03**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

ZN03

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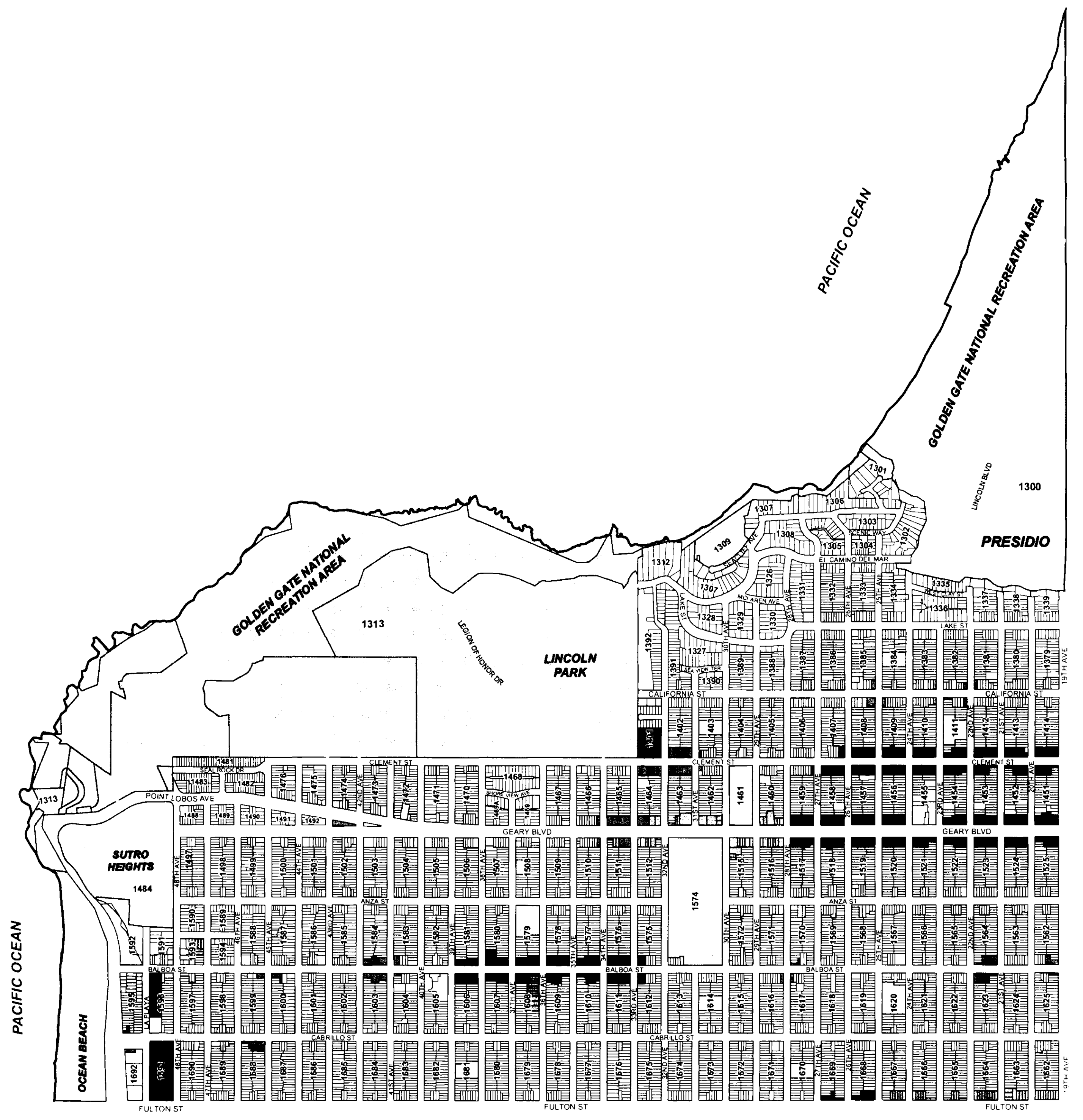

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ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS
RH-1(D) | RH-1 | RH-1(S) | RH-2 | RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
RM-1 | RM-2 | RM-3 | RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS
▨ | NC-2 | NC-3 | NCD | NC-S

SOUTH OF MARKET MIXED USE DISTRICTS
SPD | RED | ■ | SLR | SLI | SSO

COMMERCIAL DISTRICTS
C-2 | C-3-S | C-3-G | C-3-R | C-3-O | C-3-O(SD)

INDUSTRIAL DISTRICTS
C-M | M-1 | M-2

CHINATOWN MIXED USE DISTRICTS
CRNC | CVR | CCB

RESIDENTIAL-COMMERCIAL DISTRICTS
RC-3 | ▨

REDEVELOPMENT AGENCY DISTRICTS
MB-RA | ▨

DOWNTOWN RESIDENTIAL DISTRICTS
RH DTR | TB DTR

MISSION BAY DISTRICTS
MB-OS | MB-O

PUBLIC DISTRICT
P

N

SCALE: 1:14,000

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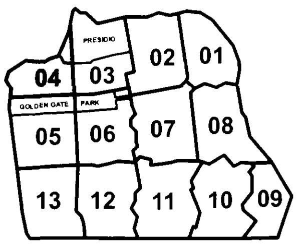
Feet



MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

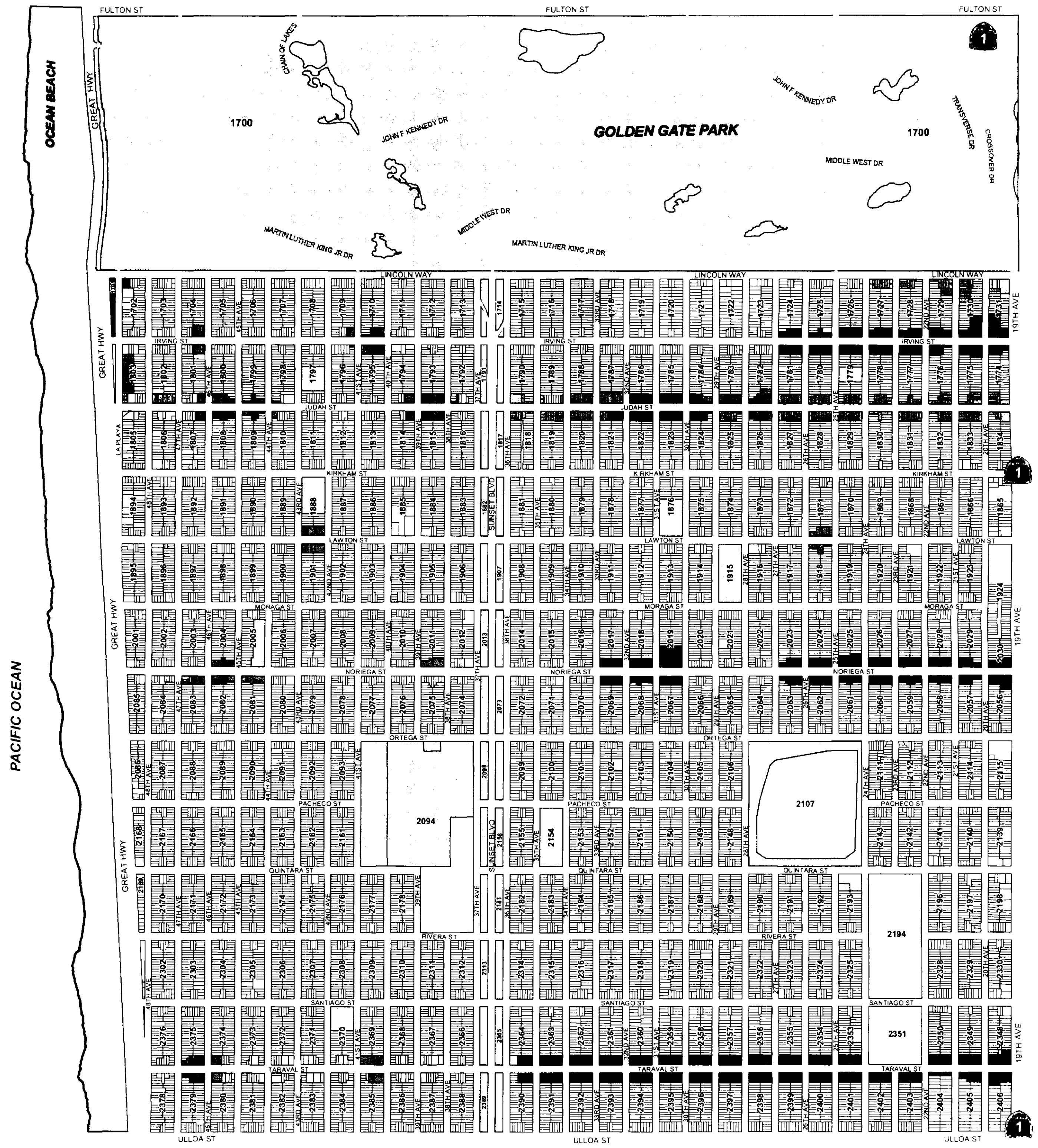
SHEET **ZN04**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **ZN04**

Page A-4



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ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS
RH-1(D) | RH-1 | RH-1(S) | RH-2 | RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
RM-1 | RM-2 | RM-3 | RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS
■ | NC-2 | NC-3 | NCD | NC-S

SOUTH OF MARKET MIXED USE DISTRICTS
SPD | RED | ■ | SLR | SLI | SSO

COMMERCIAL DISTRICTS
C-2 | C-3-S | C-3-G | C-3-R | C-3-O | C-3-O(SD)

INDUSTRIAL DISTRICTS
C-M | M-1 | M-2

CHINATOWN MIXED USE DISTRICTS
CRNC | CVR | CCB

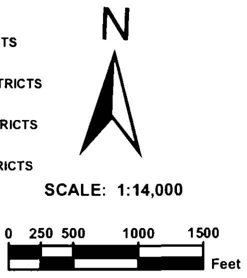
RESIDENTIAL-COMMERCIAL DISTRICTS
RC-3 | ▨

REDEVELOPMENT AGENCY DISTRICTS
MB-RA | ▨

DOWNTOWN RESIDENTIAL DISTRICTS
RH DTR | TB DTR

MISSION BAY DISTRICTS
MB-OS | MB-O

PUBLIC DISTRICT
P



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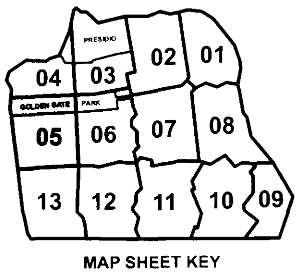

MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

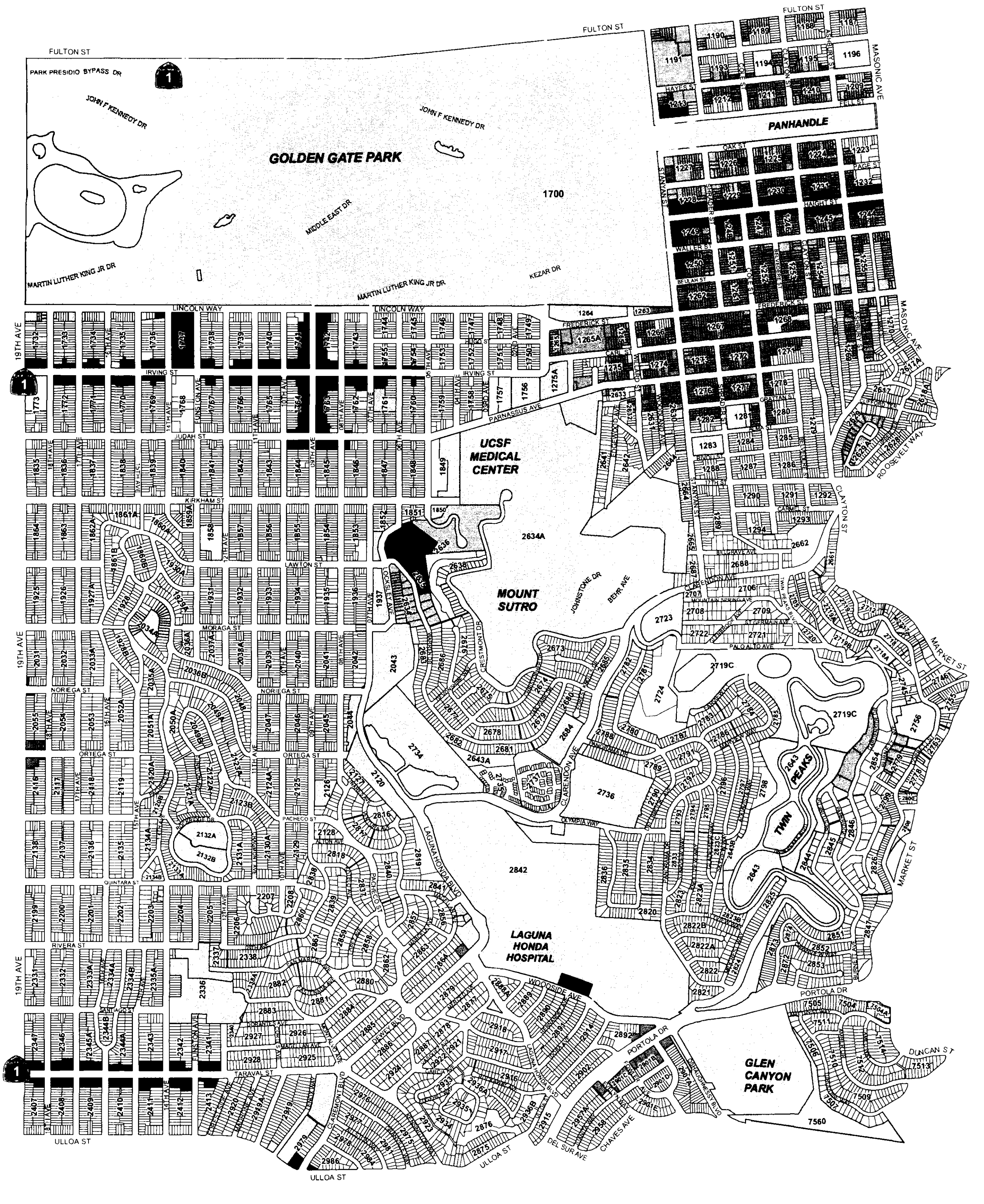
SHEET **ZN05**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **ZN05**

Page A-5



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ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS
RH-1(D) | RH-1 | RH-1(S) | RH-2 | RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
RM-1 | RM-2 | RM-3 | RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS
■ | NC-2 | NC-3 | NCD | NC-S

SOUTH OF MARKET MIXED USE DISTRICTS
SPD | RED | ■ | SLR | SLI | SSO

COMMERCIAL DISTRICTS
C-2 | C-3-S | C-3-G | C-3-R | C-3-O | C-3-O(SD)

INDUSTRIAL DISTRICTS
C-M | M-1 | M-2

CHINATOWN MIXED USE DISTRICTS
CRNC | CVR | CCB

RESIDENTIAL-COMMERCIAL DISTRICTS
RC-3 | RC-4

REDEVELOPMENT AGENCY DISTRICTS
MB-RA | ▨

DOWNTOWN RESIDENTIAL DISTRICTS
RH DTR | TB DTR

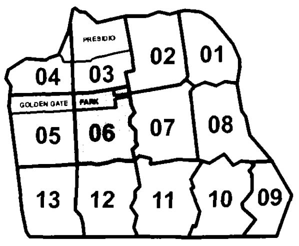
MISSION BAY DISTRICTS
MB-OS | MB-O

PUBLIC DISTRICT
P

N

SCALE: 1:14,000

0 250 500 1000 1500
Feet



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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MARCH 2008.

SHEET **ZN06**

20080324-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **ZN06**

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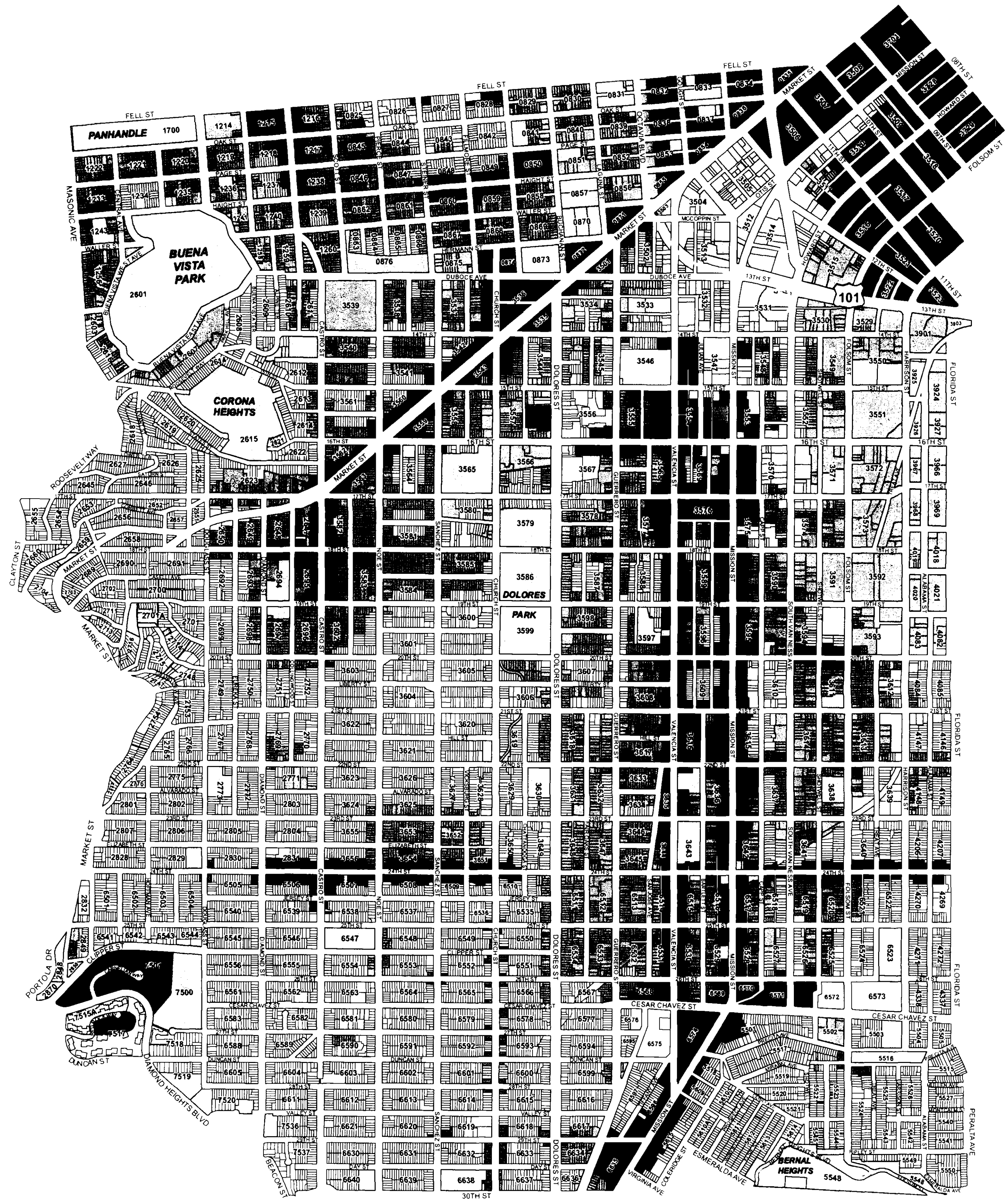
Supp. No. 1, April 2008



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ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS
RH-1(D) | RH-1 | RH-1(S) | RH-2 | RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
RM-1 | RM-2 | RM-3 | RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS
NC-2 | NC-3 | NCD | NC-S

SOUTH OF MARKET MIXED USE DISTRICTS
SPD | RED | SLR | SLI | SSO

COMMERCIAL DISTRICTS
C-2 | C-3-S | C-3-G | C-3-R | C-3-O | C-3-O(SD)

INDUSTRIAL DISTRICTS
C-M | M-1 | M-2

CHINATOWN MIXED USE DISTRICTS
CRNC | CVR | CCB

RESIDENTIAL-COMMERCIAL DISTRICTS
RC-3

REDEVELOPMENT AGENCY DISTRICTS
MB-RA

DOWNTOWN RESIDENTIAL DISTRICTS
RH DTR | TB DTR

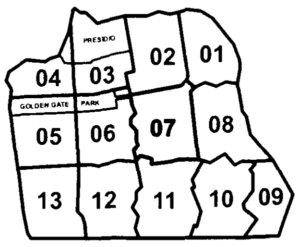
MISSION BAY DISTRICTS
MB-OS | MB-O

PUBLIC DISTRICT
P

N

SCALE: 1:14,000

0 250 500 1000 1500 Feet



MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET ZN07

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

ZN07

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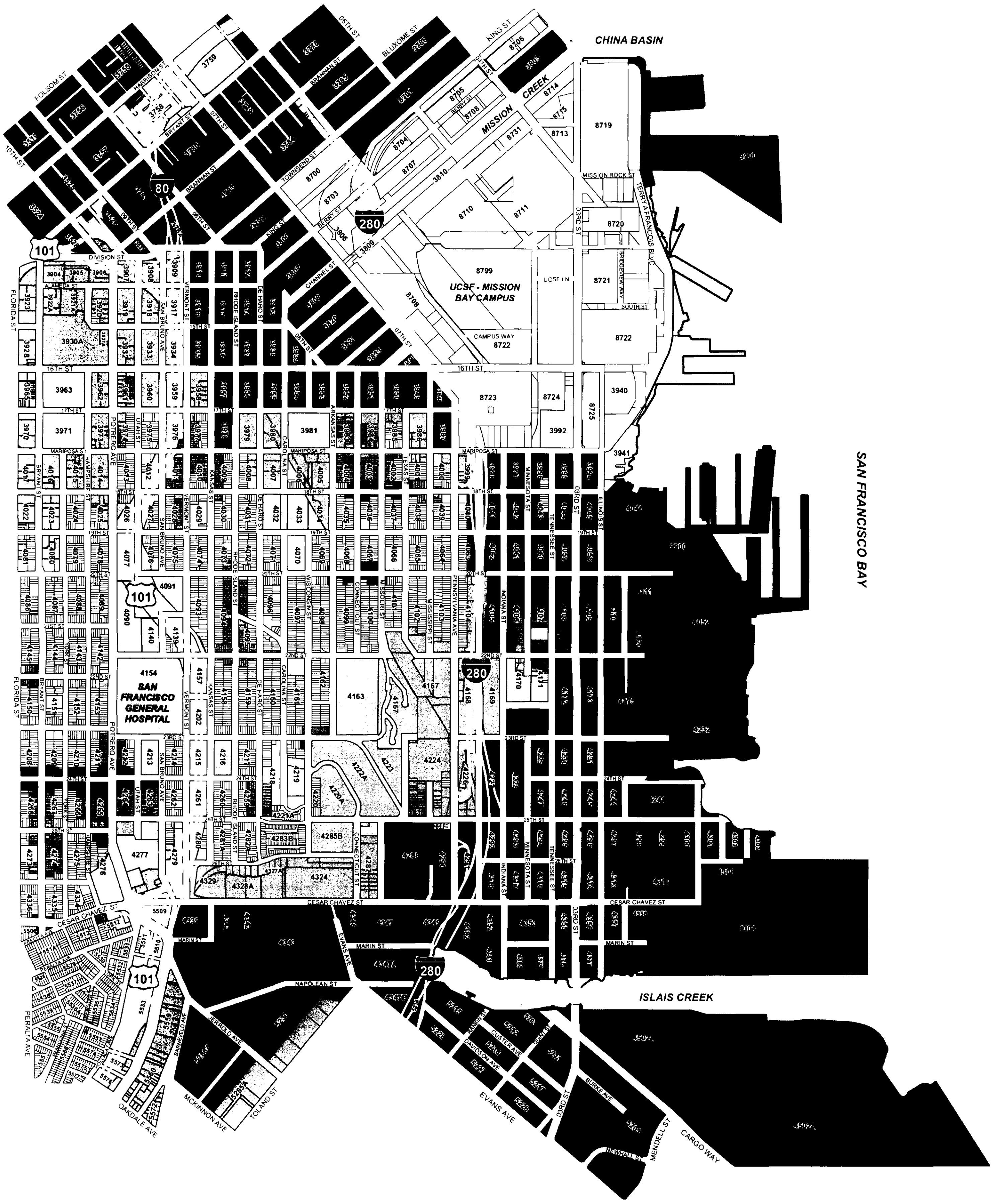

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ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS
RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS
NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS
SPD RED SLR SLI SSO

COMMERCIAL DISTRICTS
C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)

INDUSTRIAL DISTRICTS
C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS
CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS
RC-3

REDEVELOPMENT AGENCY DISTRICTS
MB-RA

DOWNTOWN RESIDENTIAL DISTRICTS
RH DTR TB DTR

MISSION BAY DISTRICTS
MB-OS MB-O

PUBLIC DISTRICT
P

N

SCALE: 1:14,000

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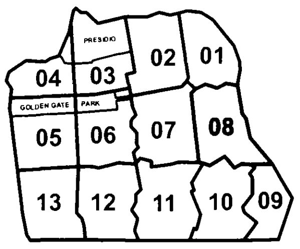

MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

SHEET **ZN08**

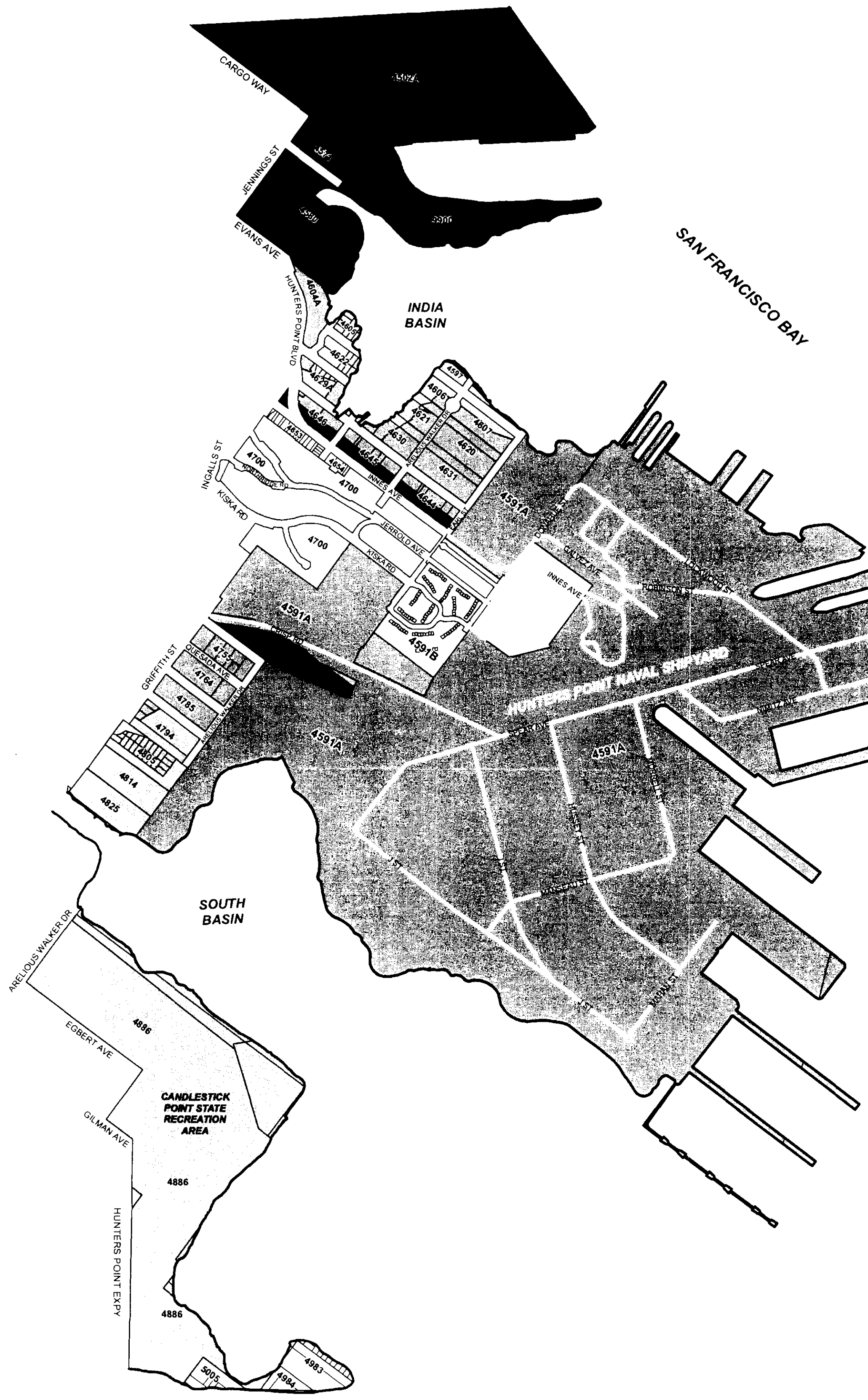
20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

ZN08

Page A-8



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ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS
RH-1(D) | RH-1 | RH-1(S) | RH-2 | RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
RM-1 | RM-2 | RM-3 | RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS
NC-2 | NC-3 | NCD | NC-S

SOUTH OF MARKET MIXED USE DISTRICTS
SPD | RED | SLR | SLI | SSO

COMMERCIAL DISTRICTS
C-2 | C-3-S | C-3-G | C-3-R | C-3-O | C-3-O(SD)

INDUSTRIAL DISTRICTS
C-M | M-2

CHINATOWN MIXED USE DISTRICTS
CRNC | CVR | CCB

RESIDENTIAL-COMMERCIAL DISTRICTS
RC-3

REDEVELOPMENT AGENCY DISTRICTS
MB-RA

DOWNTOWN RESIDENTIAL DISTRICTS
RH DTR | TB DTR

MISSION BAY DISTRICTS
MB-OS | MB-O

PUBLIC DISTRICT
P

N

SCALE: 1:14,000

0 250 500 1000 1500 Feet

MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET **ZN09**

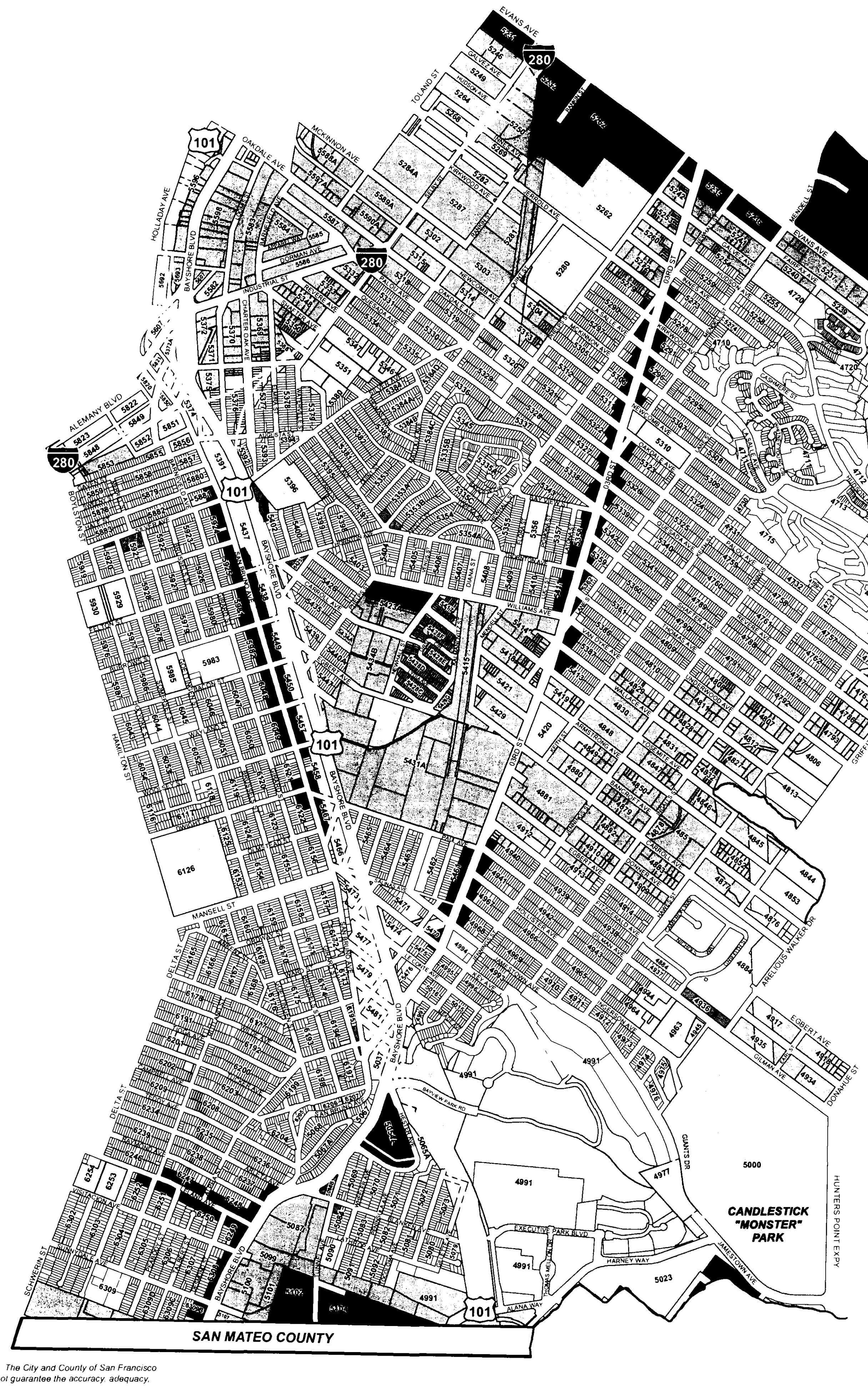
20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

ZN09

Page A-9



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ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS
RH-1(D) | RH-1 | RH-1(S) | RH-2 | RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
RM-1 | RM-2 | RM-3 | RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS
NC-2 | NC-3 | NCD | NC-S

SOUTH OF MARKET MIXED USE DISTRICTS
SPD | RED | SLR | SLI | SSO

COMMERCIAL DISTRICTS
C-2 | C-3-S | C-3-G | C-3-R | C-3-O | C-3-O(SD)

INDUSTRIAL DISTRICTS
C-M | M-1 | M-2

CHINATOWN MIXED USE DISTRICTS
CRNC | CVR | CCB

RESIDENTIAL-COMMERCIAL DISTRICTS
RC-3

REDEVELOPMENT AGENCY DISTRICTS
MB-RA

DOWNTOWN RESIDENTIAL DISTRICTS
RH DTR | TB DTR

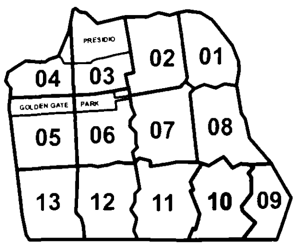
MISSION BAY DISTRICTS
MB-OS | MB-O

PUBLIC DISTRICT
P

N

SCALE: 1:14,000

0 250 500 1000 1500 Feet



MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MARCH 2008.

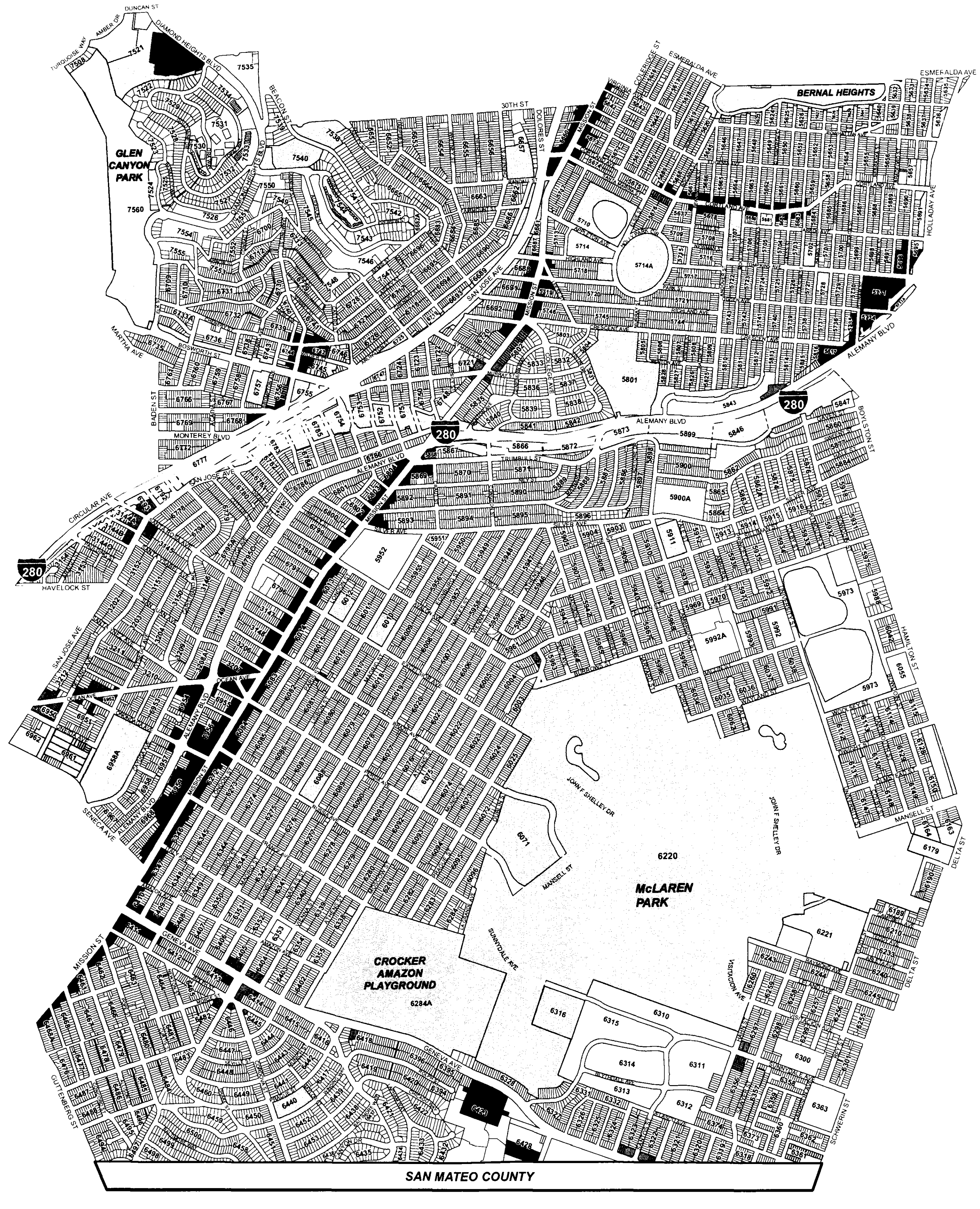
SHEET **ZN10**

20080417-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET ZN10

Supp. No. 1, April 2008



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ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS
RH-1(D) | RH-1 | RH-1(S) | RH-2 | RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
RM-1 | RM-2 | RM-3 | RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS
NC-2 | NC-3 | NCD | NC-S

SOUTH OF MARKET MIXED USE DISTRICTS
SPD | RED | SLR | SLI | SSO

COMMERCIAL DISTRICTS
C-2 | C-3-S | C-3-G | C-3-R | C-3-O | C-3-O(SD)

INDUSTRIAL DISTRICTS
C-M | M-1 | M-2

CHINATOWN MIXED USE DISTRICTS
CRNC | CVR | CCB

RESIDENTIAL-COMMERCIAL DISTRICTS
RC-3

REDEVELOPMENT AGENCY DISTRICTS
MB-RA

DOWNTOWN RESIDENTIAL DISTRICTS
RH DTR | TB DTR

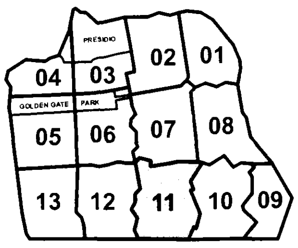
MISSION BAY DISTRICTS
MB-OS | MB-O

PUBLIC DISTRICT
P

N

SCALE: 1:14,000

0 250 500 1000 1500 Feet



MAP SHEET KEY

THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO IS ESTABLISHED BY SECTIONS 105 AND 106 OF THE PLANNING CODE, A PART OF THE SAN FRANCISCO MUNICIPAL CODE. ZONING USE DISTRICTS ARE ESTABLISHED BY SECTIONS 201, 702, 802 AND 902 OF THE PLANNING CODE.

MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MARCH 2008.

SHEET **ZN11**

20080324-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

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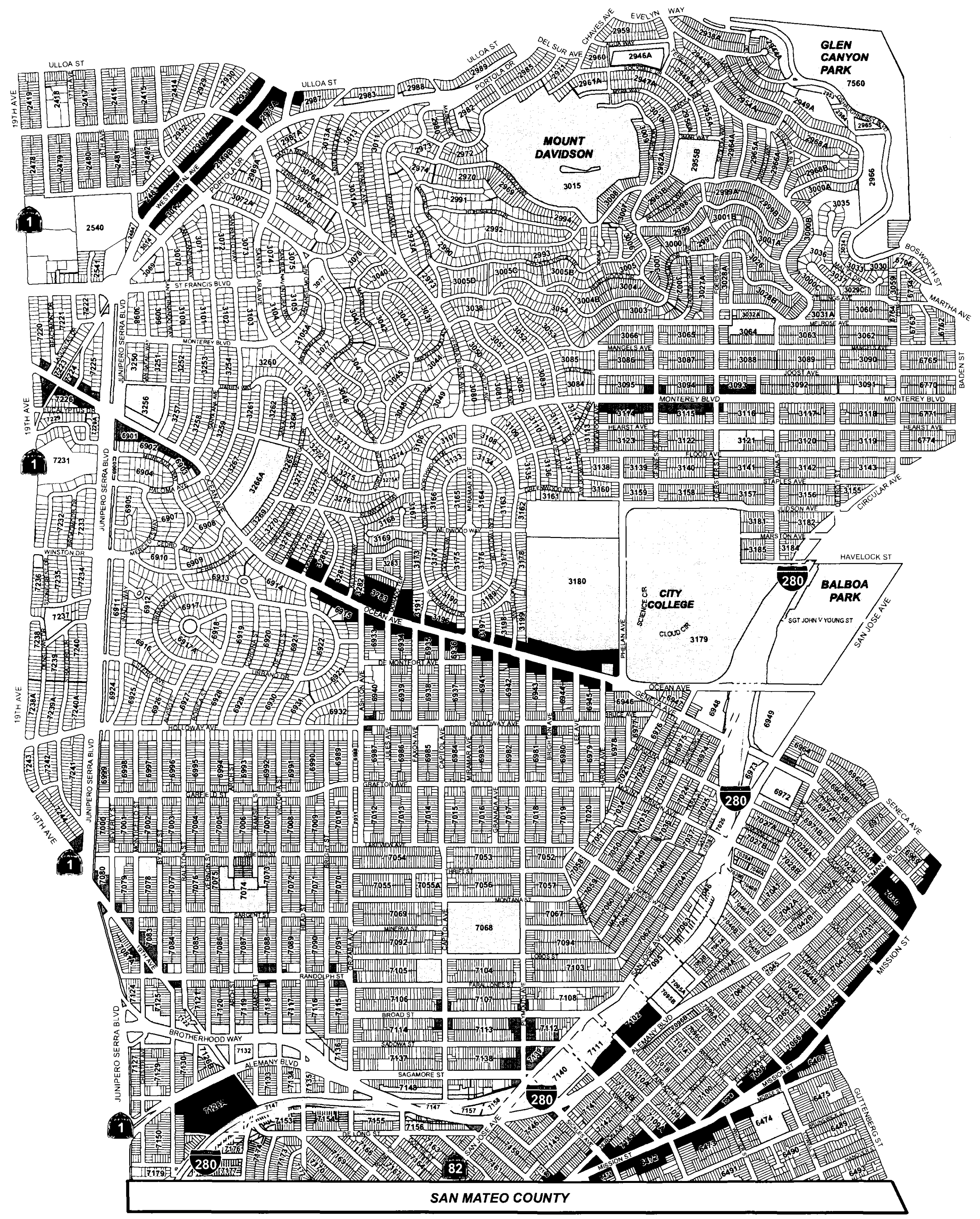
Supp. No. 1, April 2008



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ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS
RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS
■ NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS
SPD RED ■ SLR SLI SSO

COMMERCIAL DISTRICTS
C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)

INDUSTRIAL DISTRICTS
C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS
CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS
RC-3 ▨

REDEVELOPMENT AGENCY DISTRICTS
MB-RA ▨

DOWNTOWN RESIDENTIAL DISTRICTS
RH DTR TB DTR

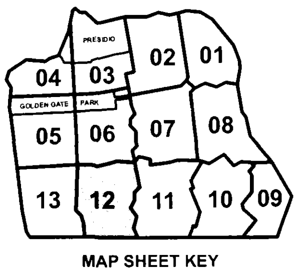
MISSION BAY DISTRICTS
MB-OS MB-O

PUBLIC DISTRICT
P

N

SCALE: 1:14,000

0 250 500 1000 1500 Feet



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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

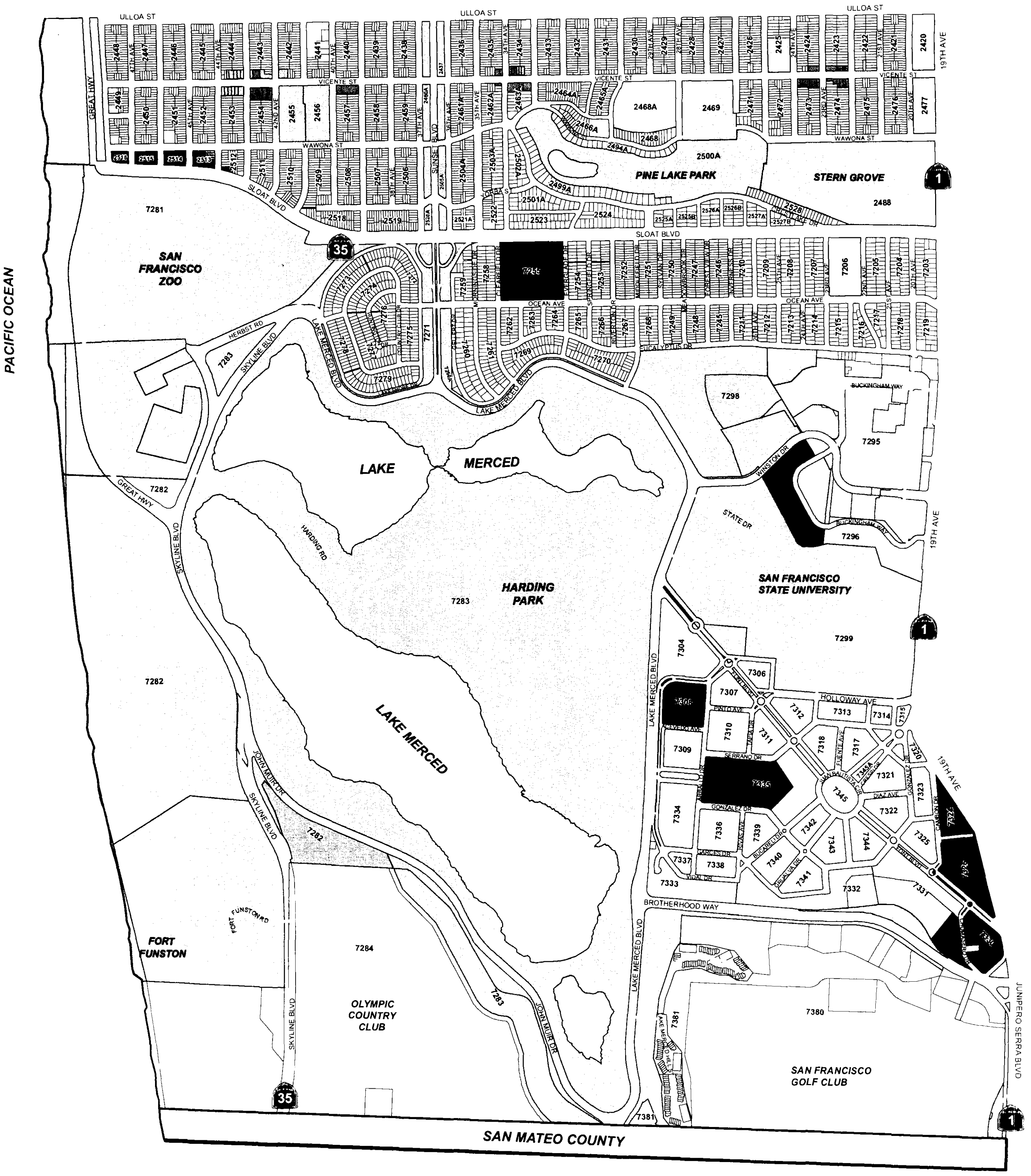
SHEET ZN12

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

ZN12



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ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS
RH-1(D) | RH-1 | RH-1(S) | RH-2 | RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS
RM-1 | RM-2 | RM-3 | RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS
▨ | NC-2 | NC-3 | NCD | NC-S

SOUTH OF MARKET MIXED USE DISTRICTS
SPD | RED | ▨ | SLR | SLI | SSO

COMMERCIAL DISTRICTS
C-2 | C-3-S | C-3-G | C-3-R | C-3-O | C-3-O(SD)

INDUSTRIAL DISTRICTS
C-M | M-1 | M-2

CHINATOWN MIXED USE DISTRICTS
CRNC | CVR | CCB

RESIDENTIAL-COMMERCIAL DISTRICTS
RC-3 | ▨

REDEVELOPMENT AGENCY DISTRICTS
MB-RA | ▨

DOWNTOWN RESIDENTIAL DISTRICTS
RH DTR | TB DTR

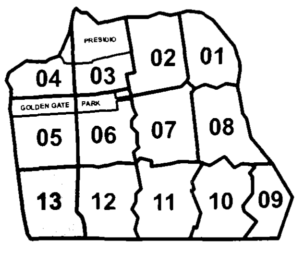
MISSION BAY DISTRICTS
MB-OS | MB-O

PUBLIC DISTRICT
P

N

SCALE: 1:14,000

0 250 500 1000 1500 Feet



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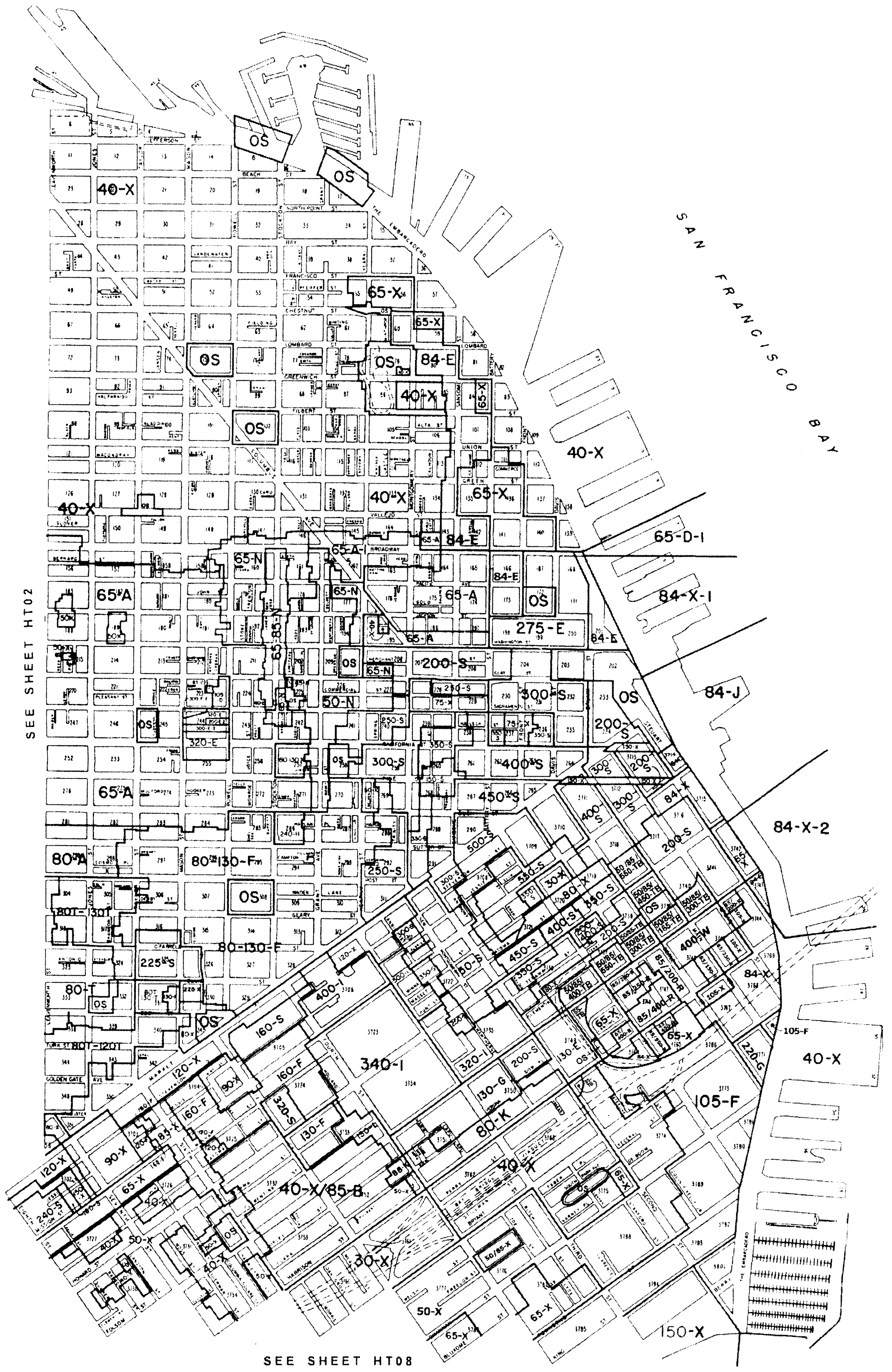
MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET ZN13

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET ZN13



HEIGHT AND BULK DISTRICTS

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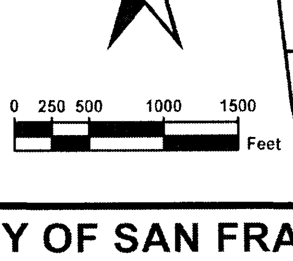
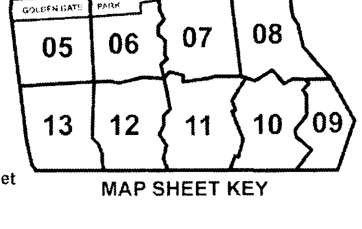
"Numbers" are Height Limits in feet. See Planning Code Section 250 and following.

"Letters" refer to Bulk Limits. See Planning Code Section 270.

00-Z-1 ← *"Suffix Numbers"* identify districts in which special regulations apply. See Planning Code Sections 263 and following.





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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

SHEET **HT01**

20060615.1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **HT01**

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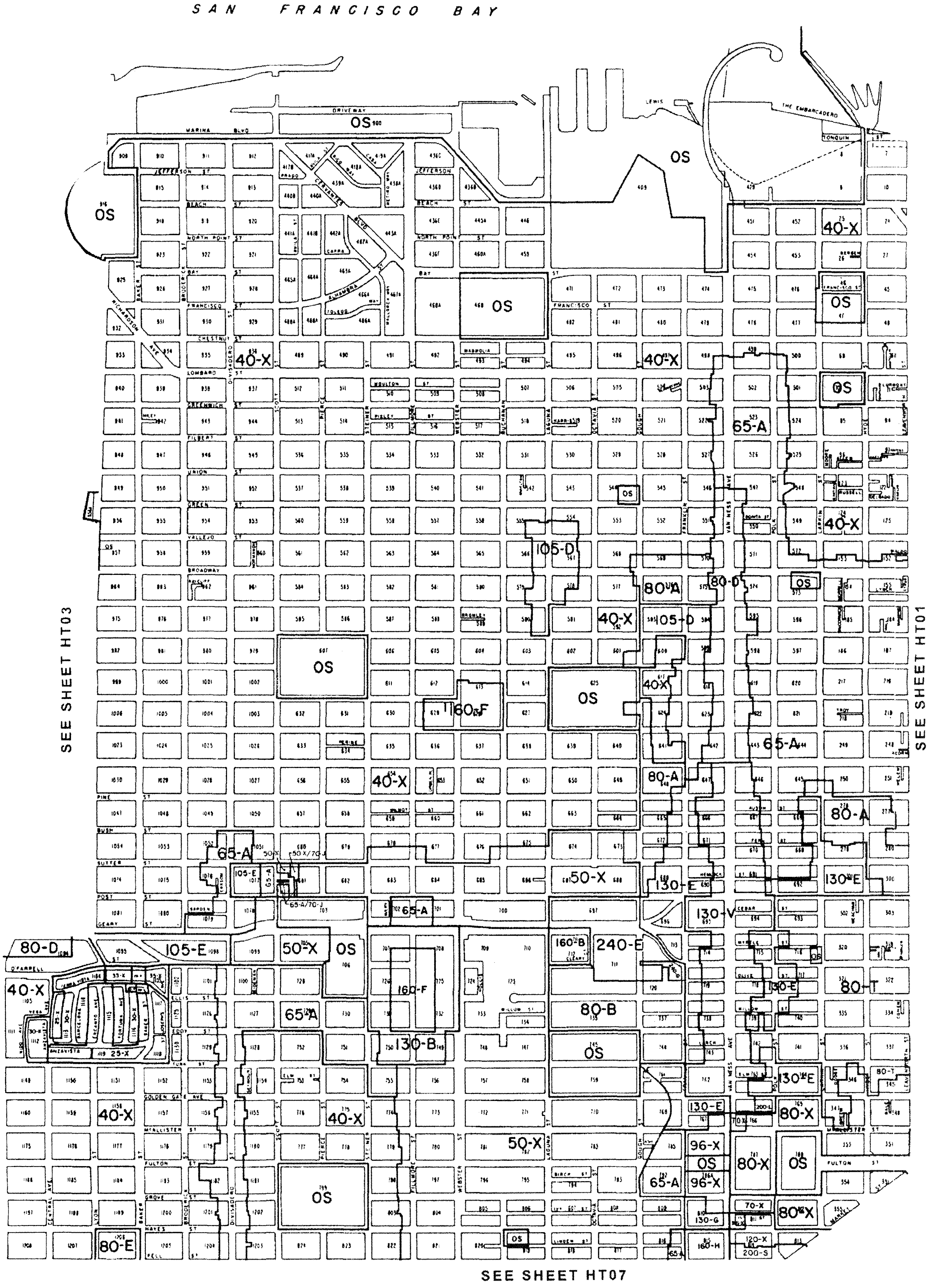

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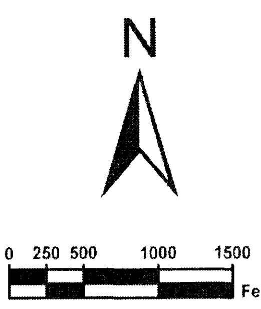

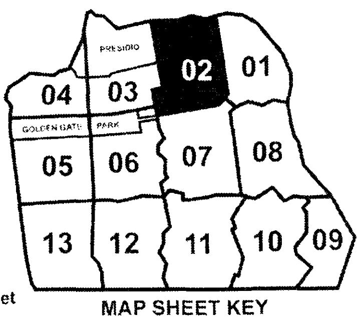

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

SHEET **HT02**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

HT02

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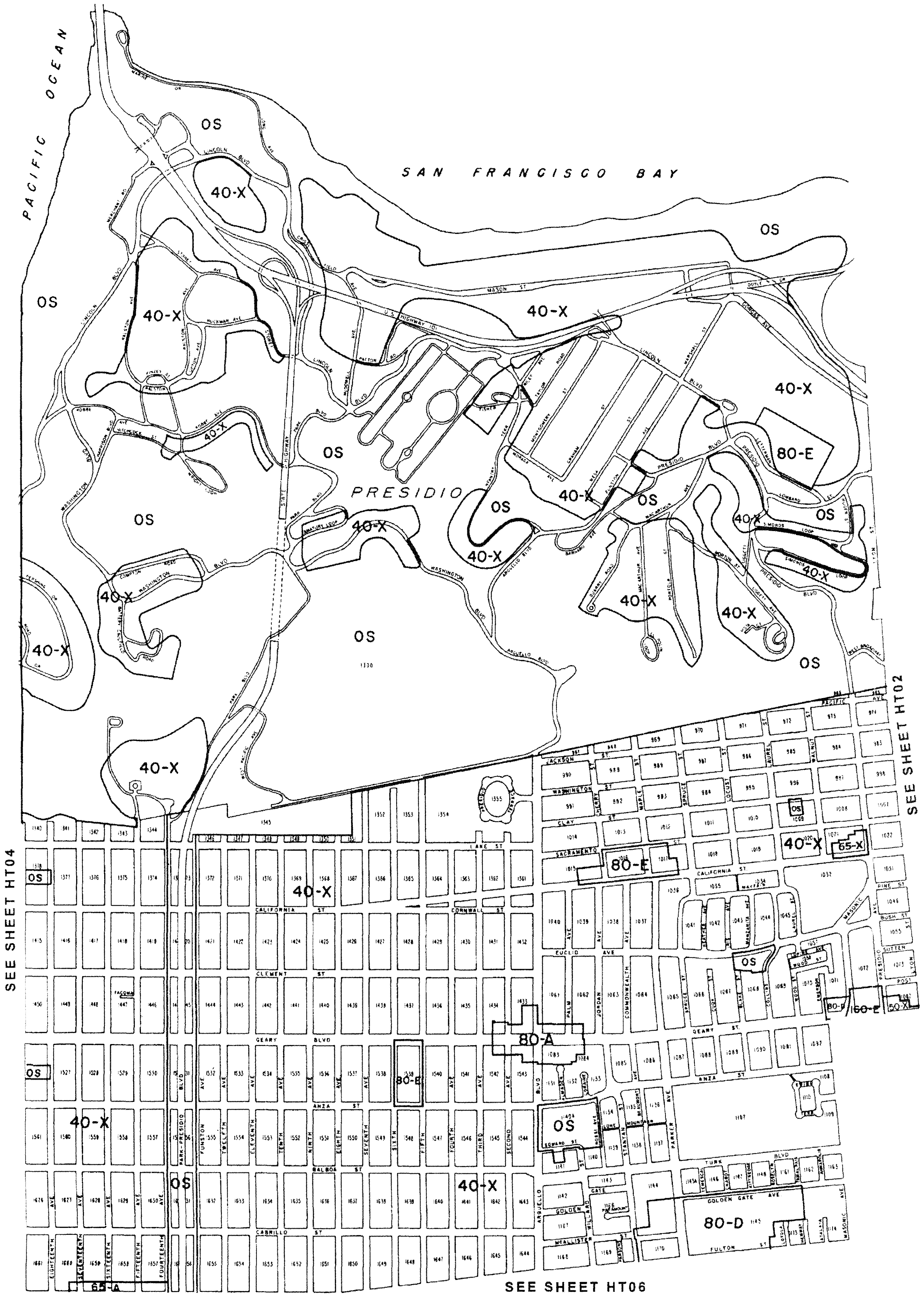

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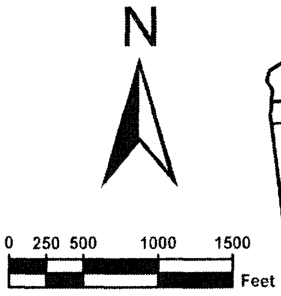

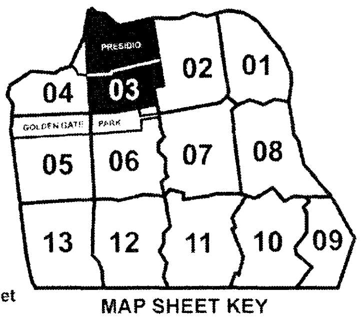

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

SHEET **HT03**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET HT03

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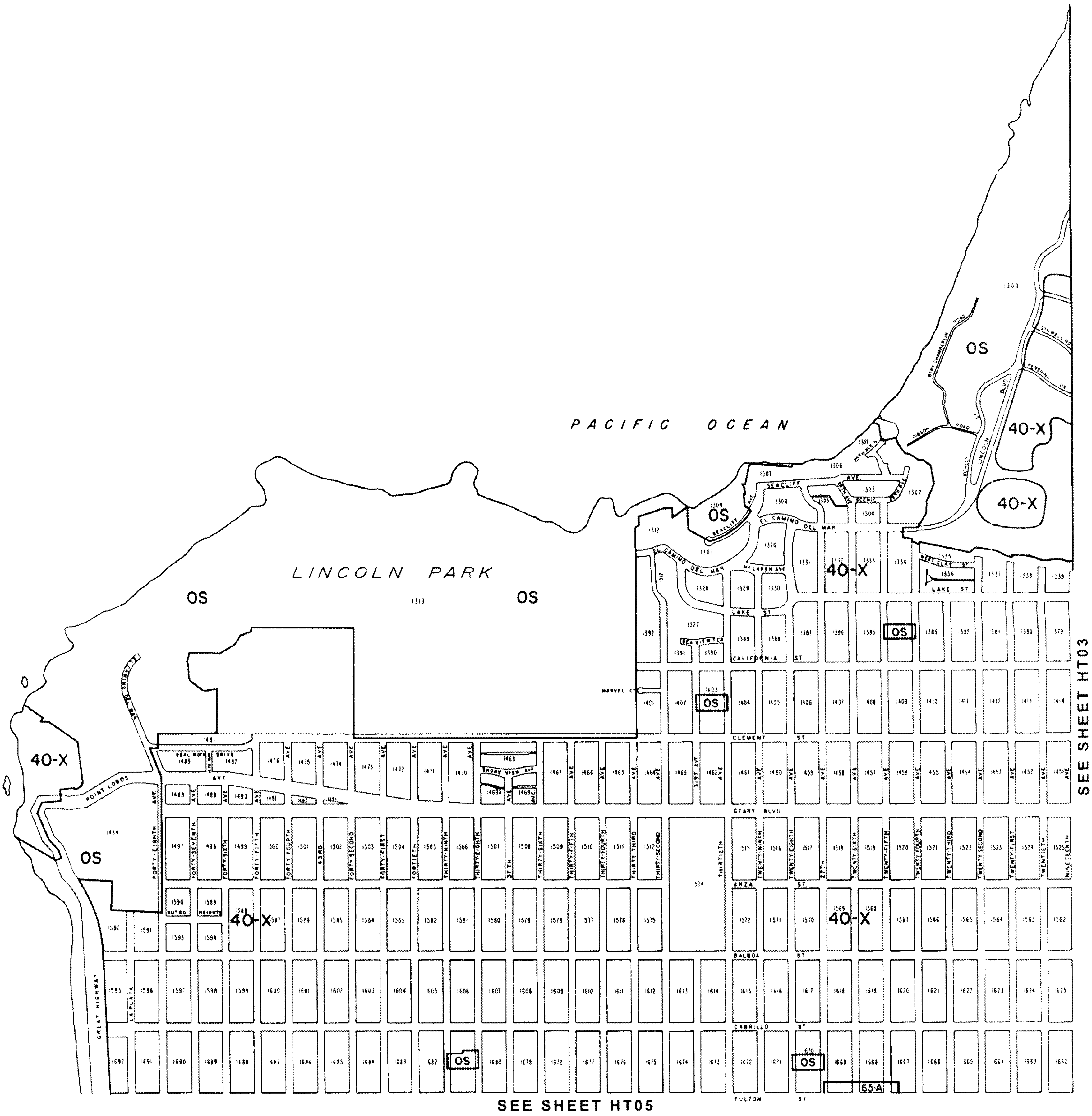

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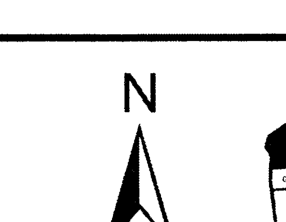

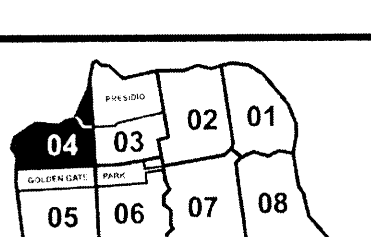

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

SHEET **HT04**

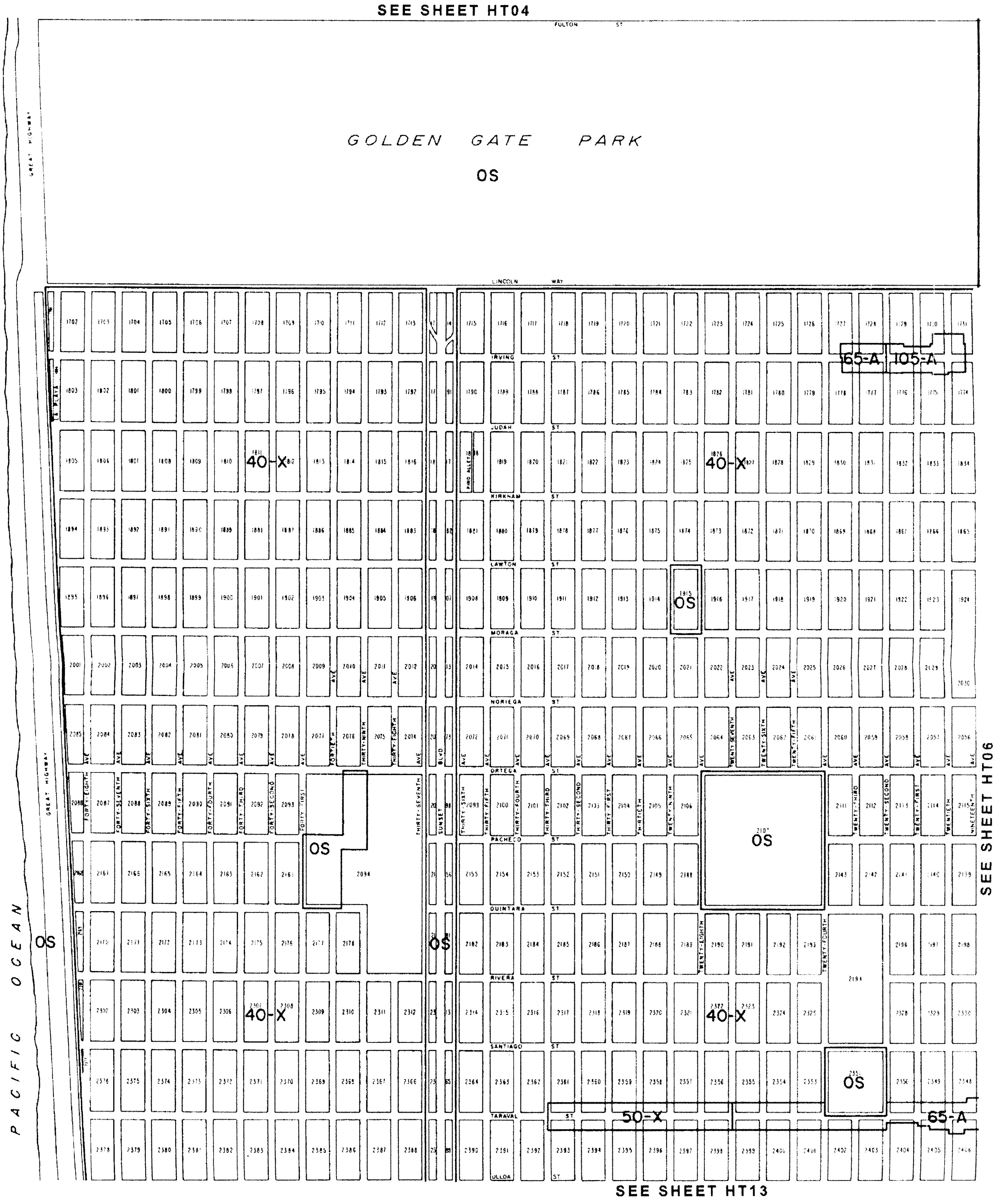
20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

HT04

Page B-4



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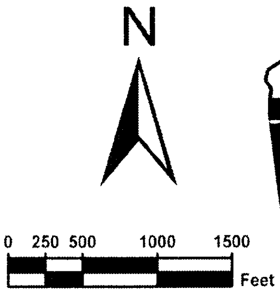

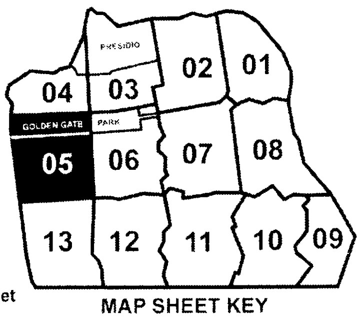

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

SHEET **HT05**

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **HT05**

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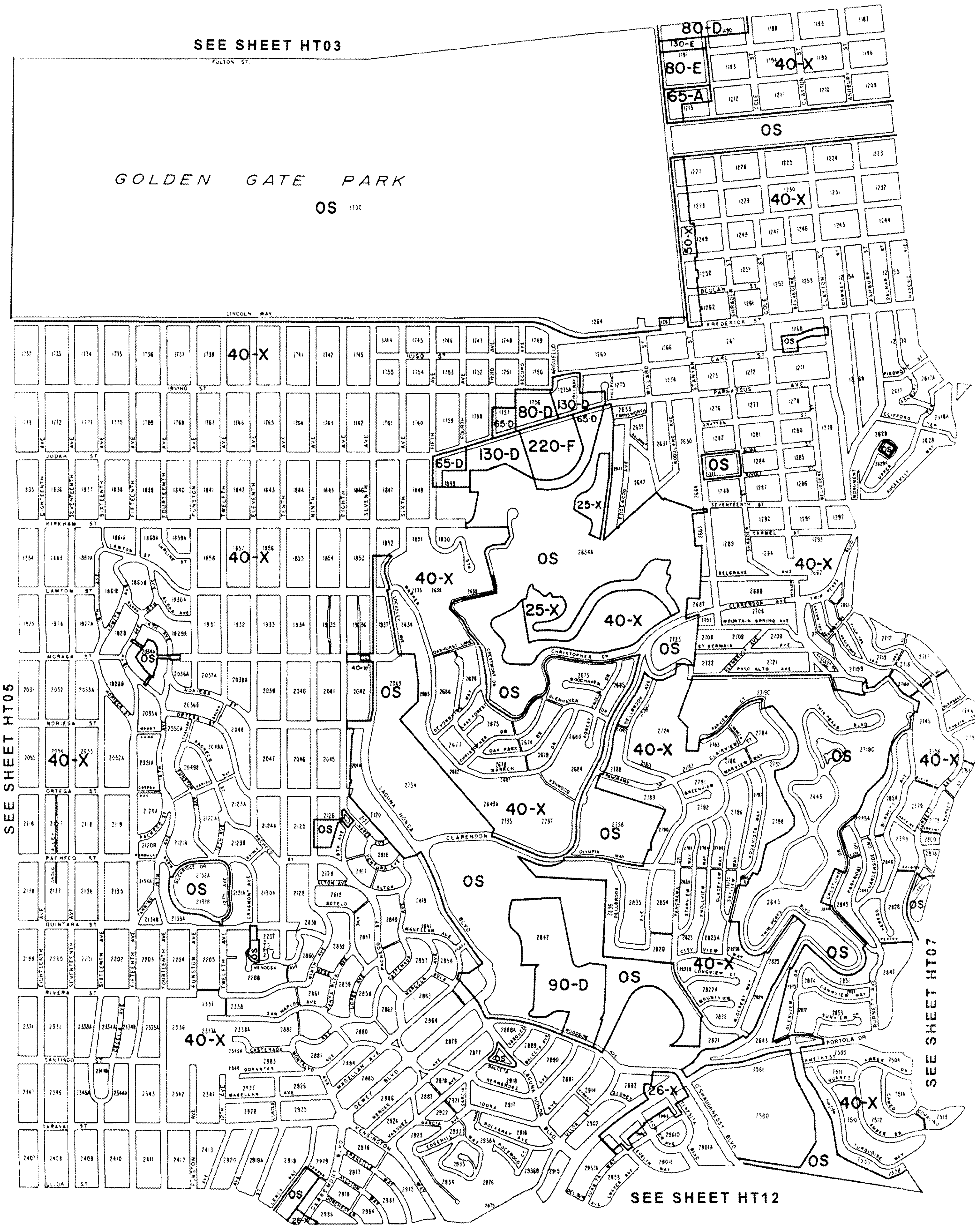

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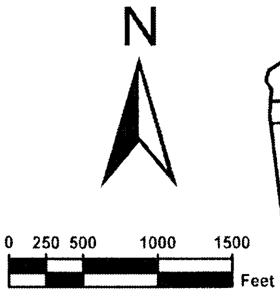

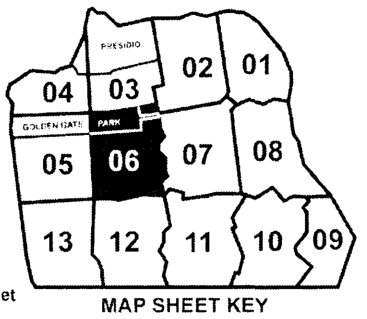

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

SHEET **HT06**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

HT06

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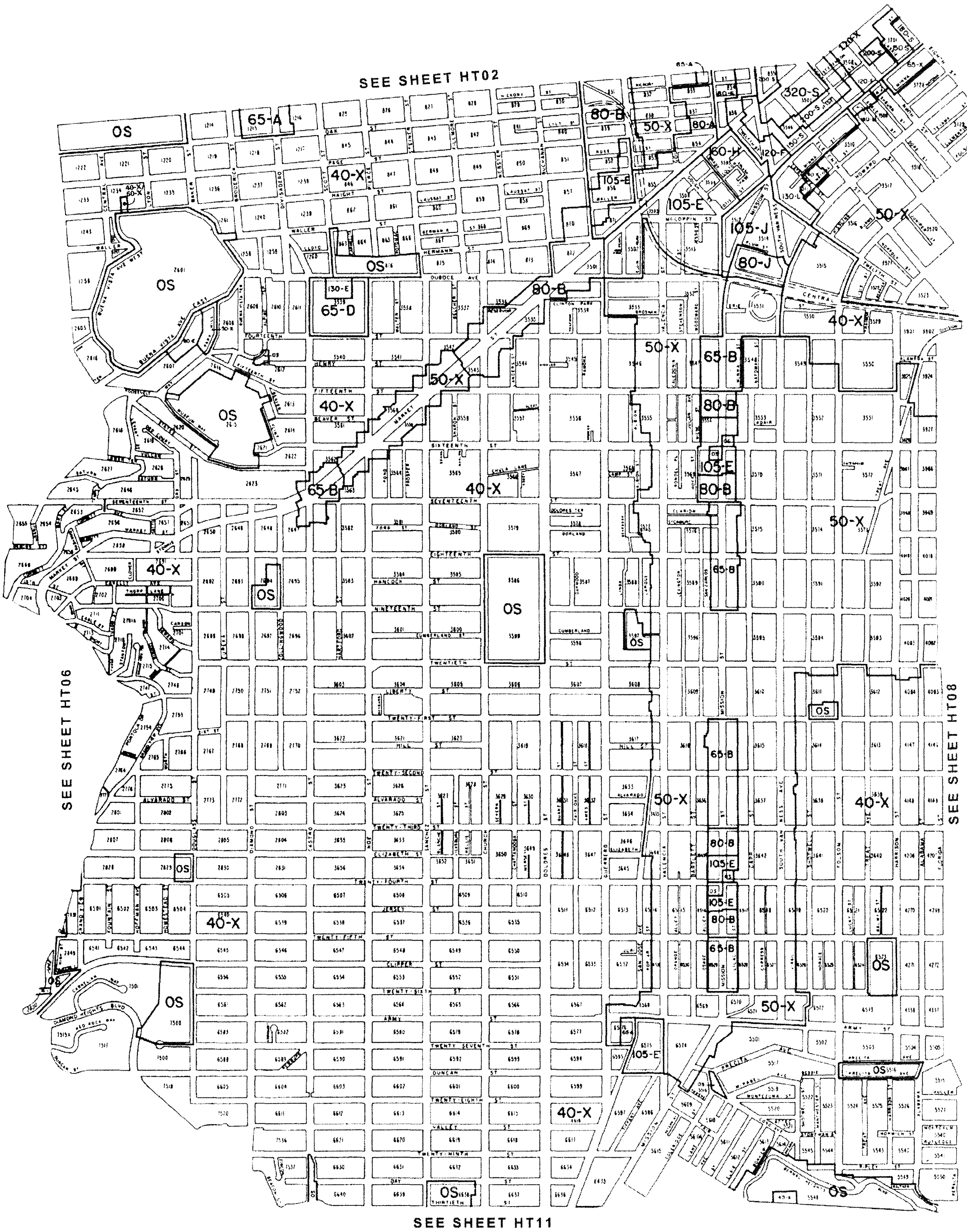

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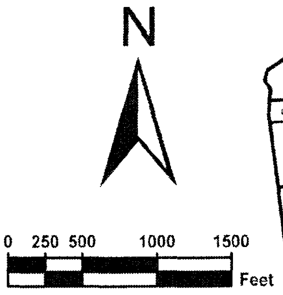

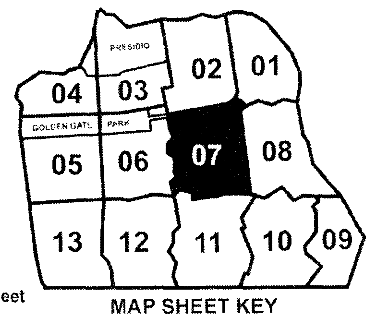

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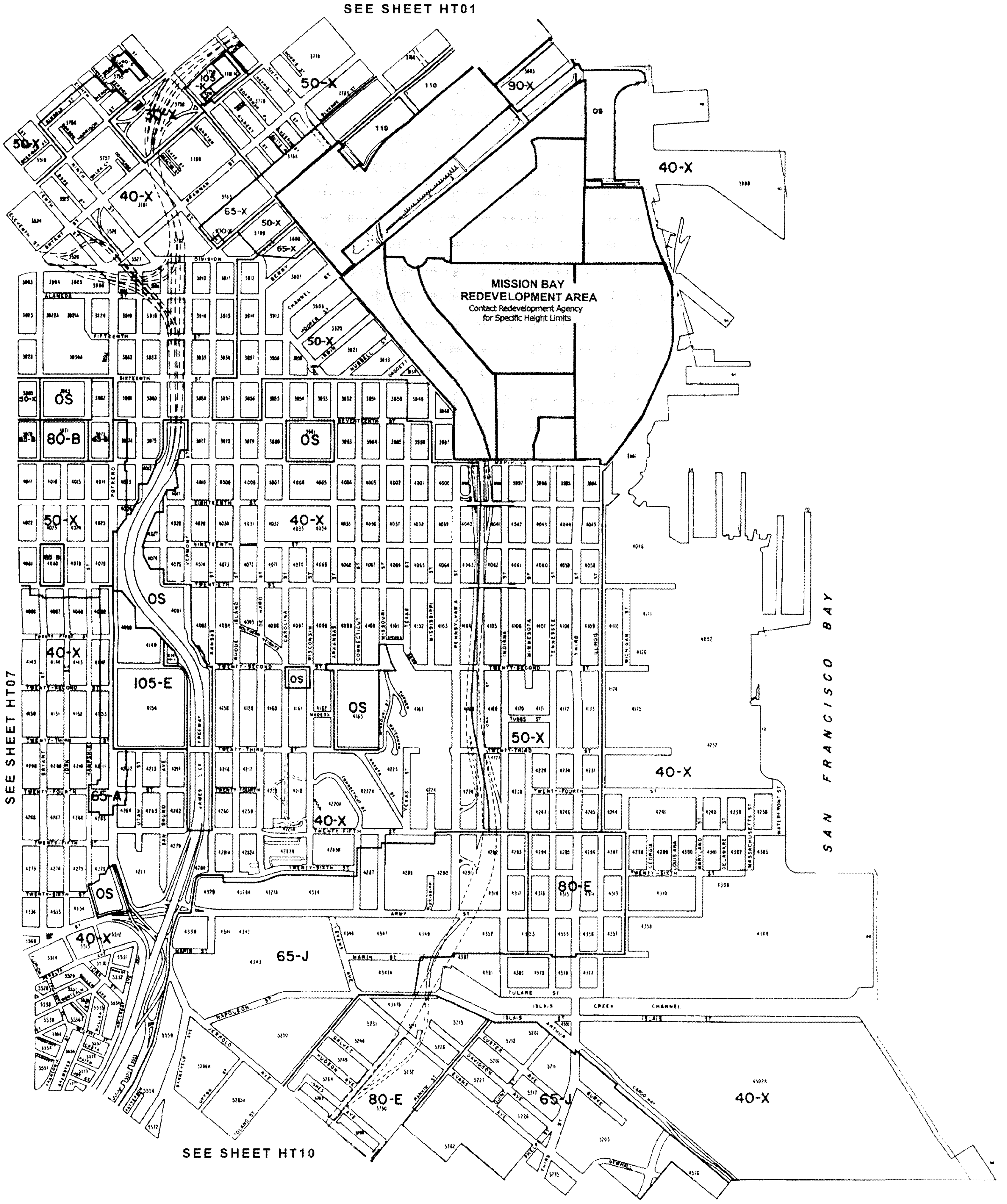
MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET **HT07**

2006E15-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET HT07



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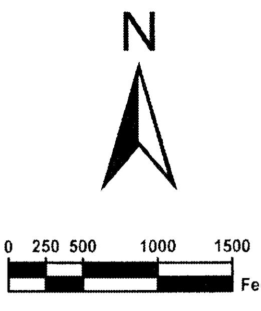

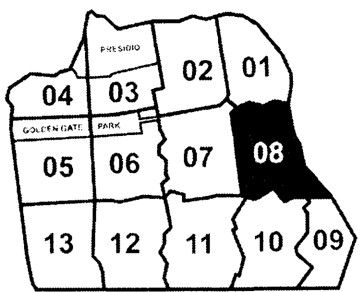

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

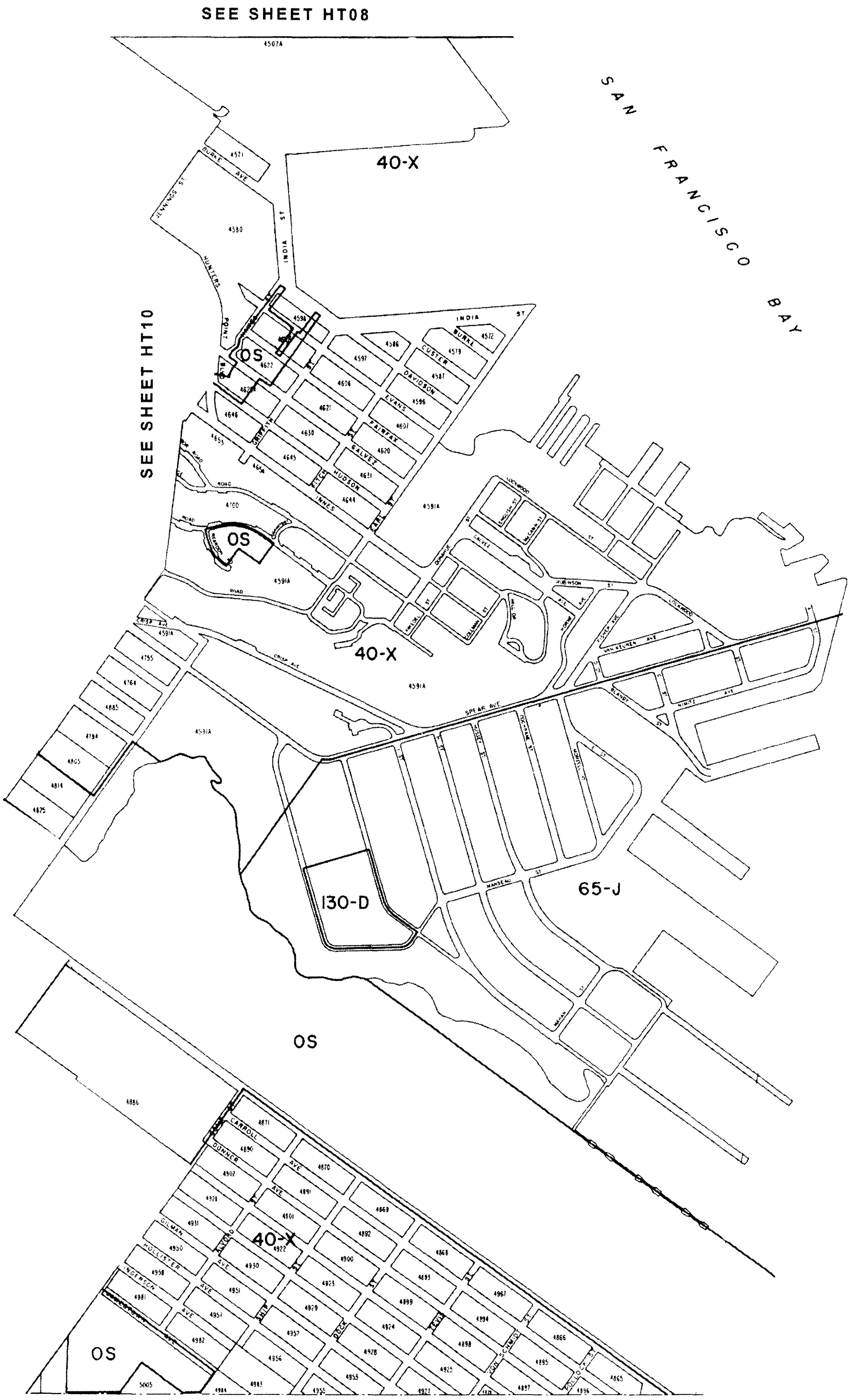
SHEET **HT08**

20060615

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

HT08



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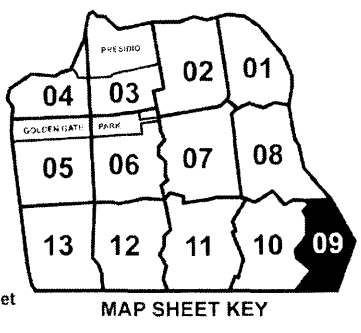

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

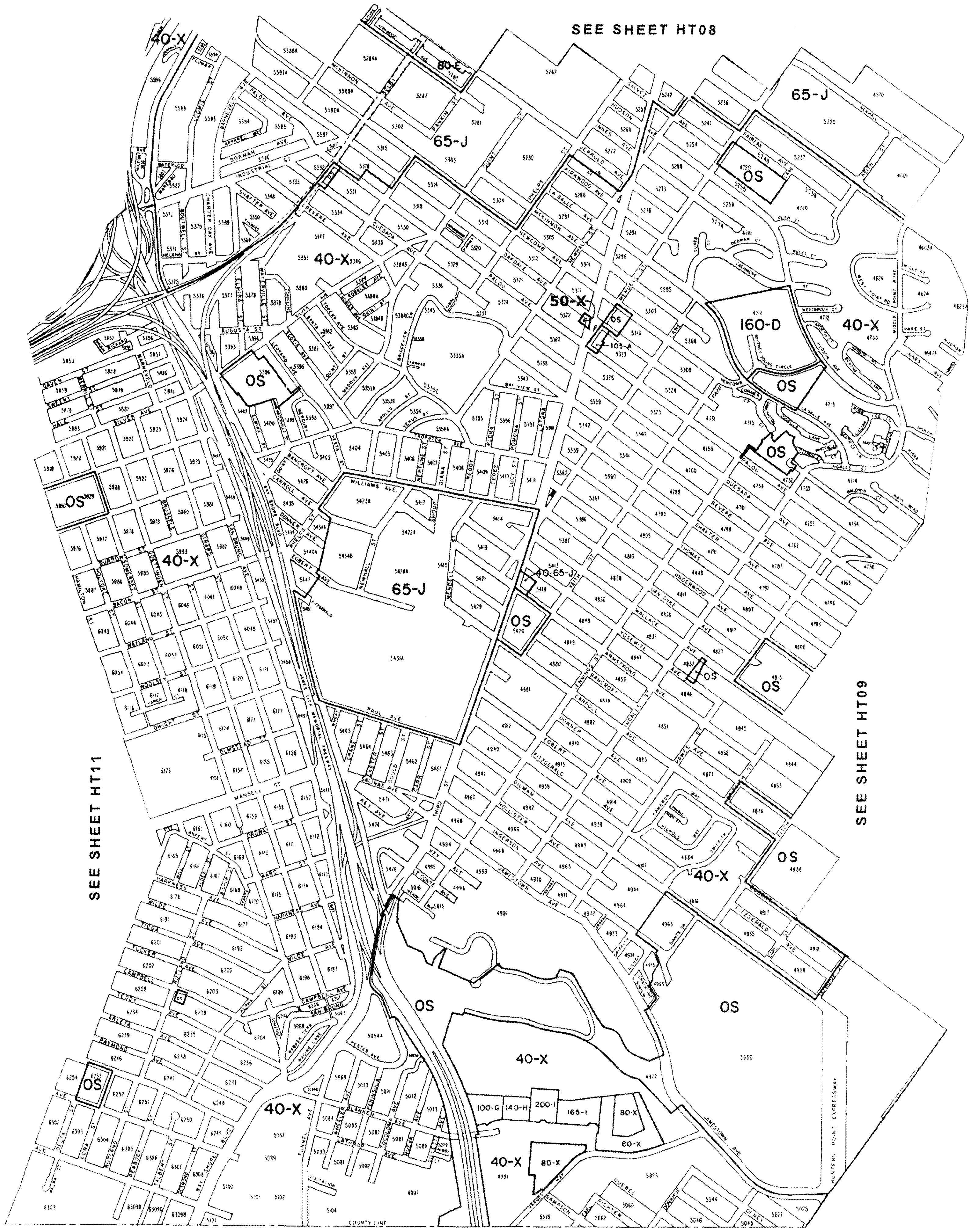
SHEET HT09

20060615

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

HT09



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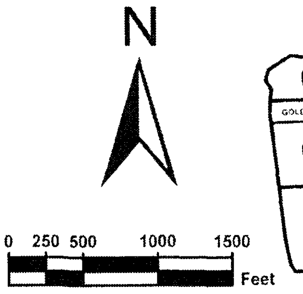

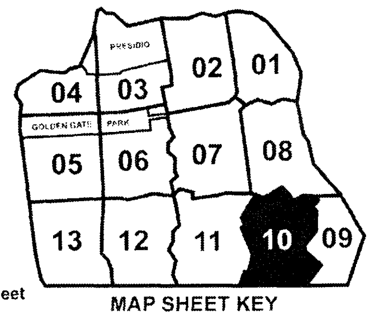

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET **HT10**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **HT10**

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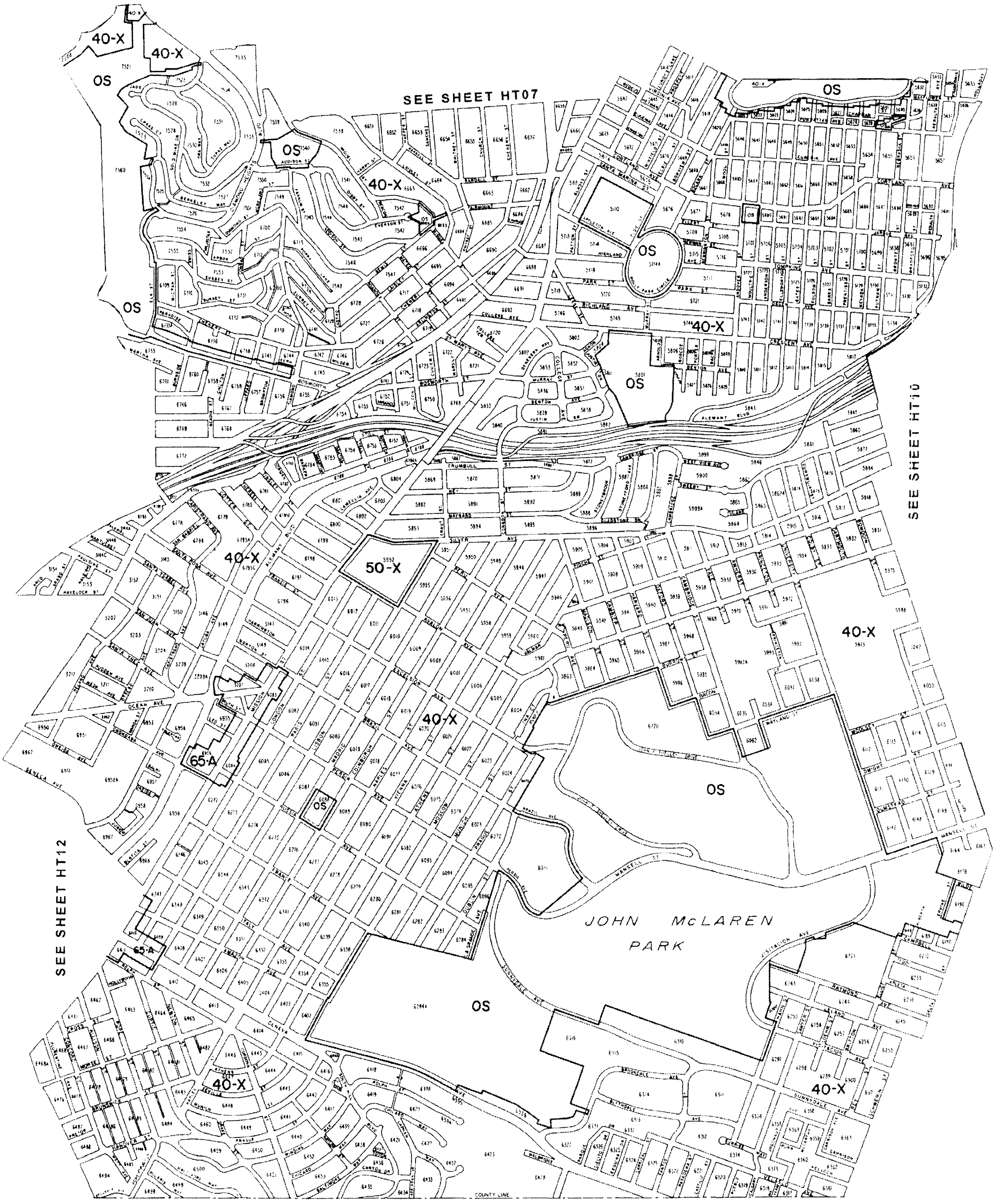

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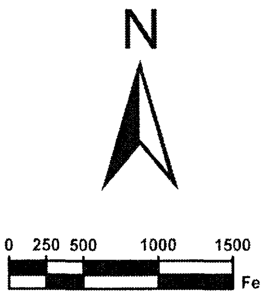

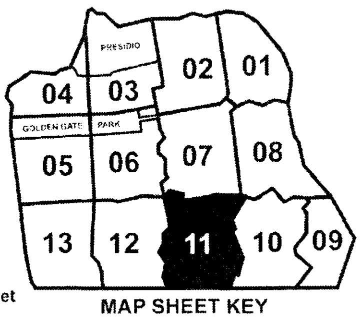

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SHEET HT11

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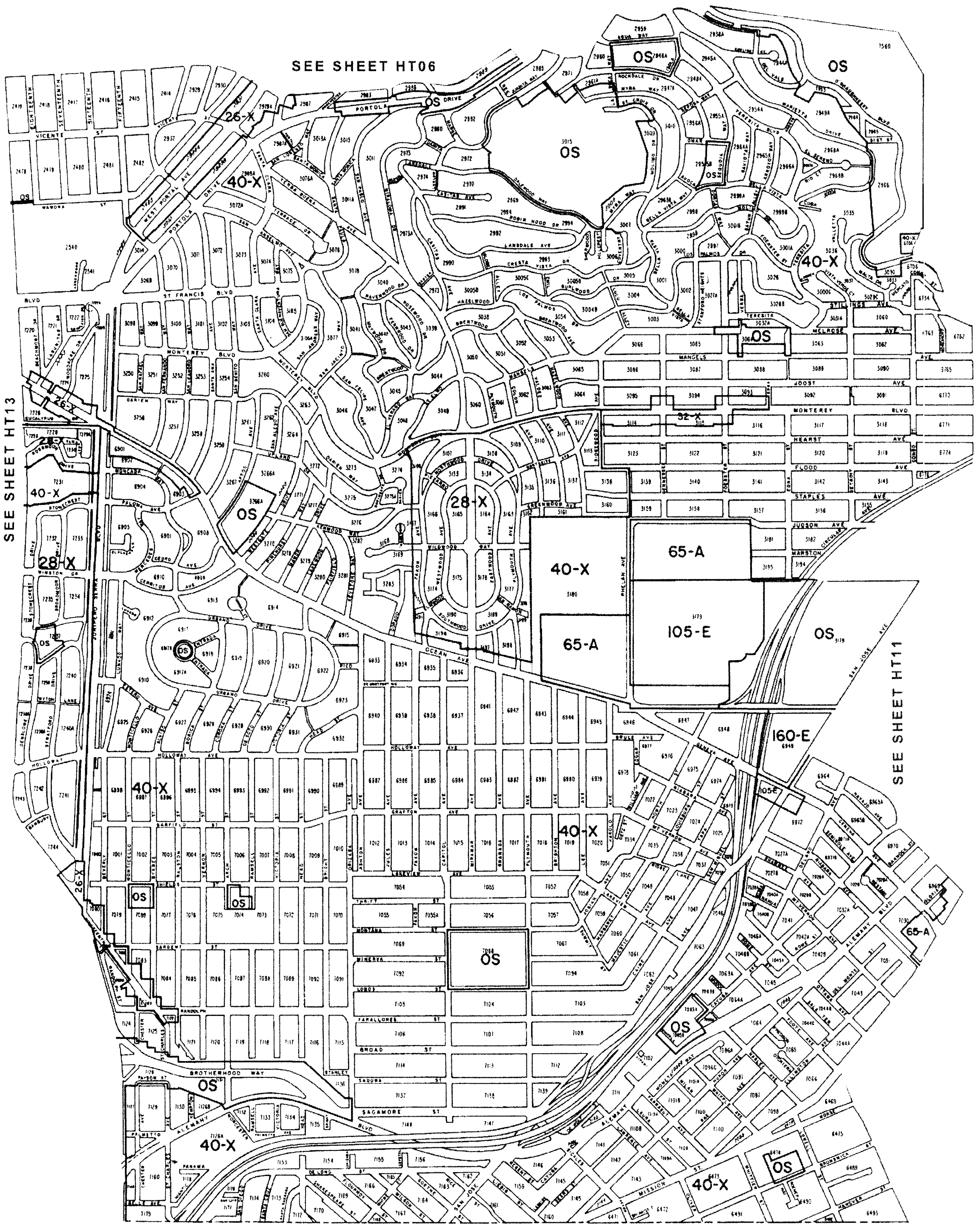
ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

HT11



HEIGHT AND BULK DISTRICTS

OS ← *"Open Space"* District

"Numbers" are Height Limits in feet. See Planning Code Section 250 and following.

"Letters" refer to Bulk Limits. See Planning Code Section 270.

00-Z-1 ← *"Suffix Numbers"* identify districts in which special regulations apply. See Planning Code Sections 263 and following.

N

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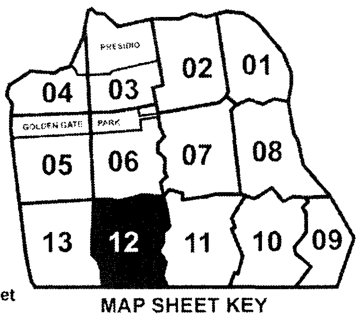


MAP SHEET KEY

THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO IS ESTABLISHED BY SECTIONS 105 AND 106 OF THE PLANNING CODE, A PART OF THE SAN FRANCISCO MUNICIPAL CODE. HEIGHT AND BULK DISTRICTS ARE ESTABLISHED BY SECTION 250 OF THE PLANNING CODE.

MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

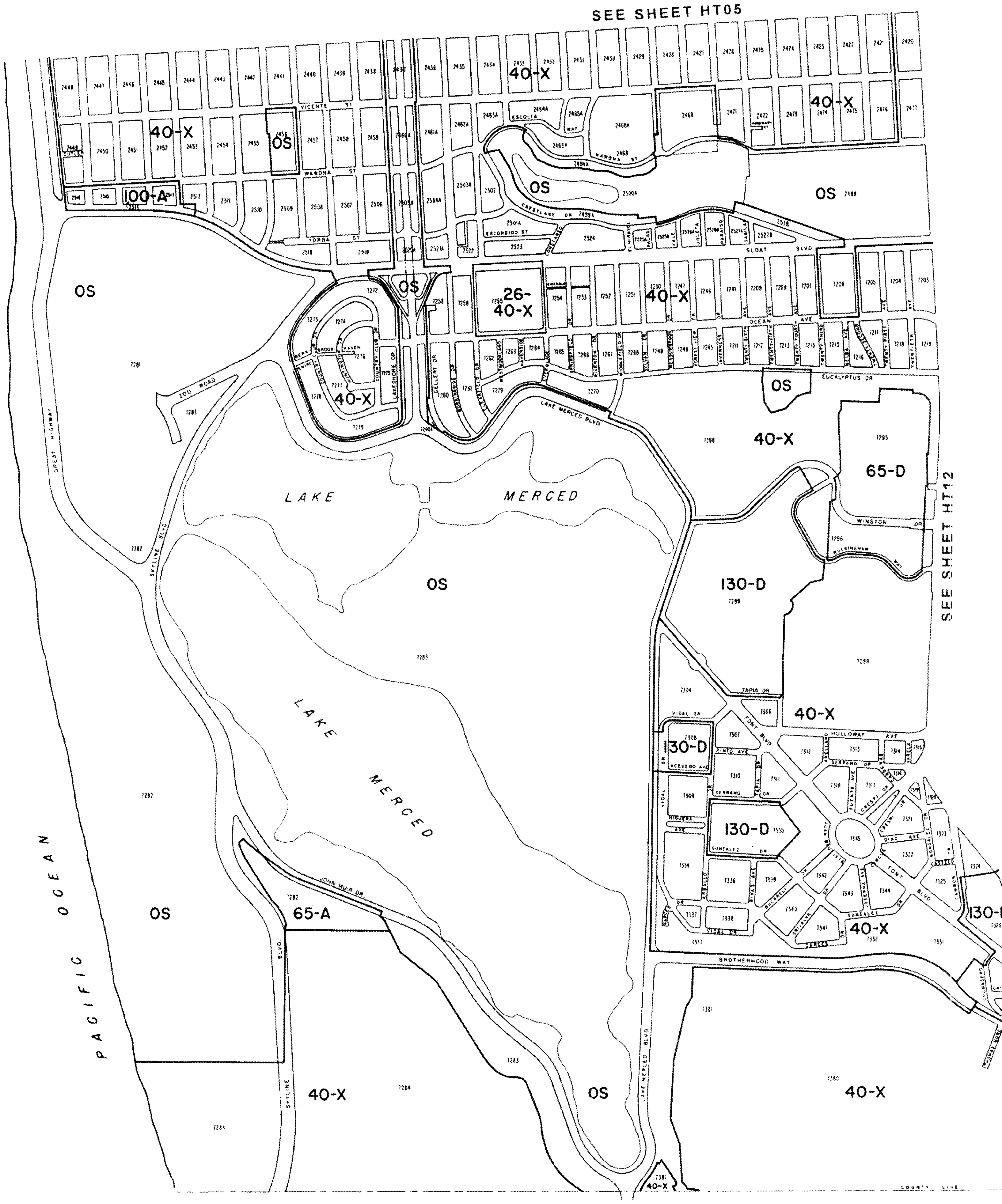
SHEET HT12

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

HT12



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HEIGHT AND BULK DISTRICTS

OS ← *"Open Space"* District

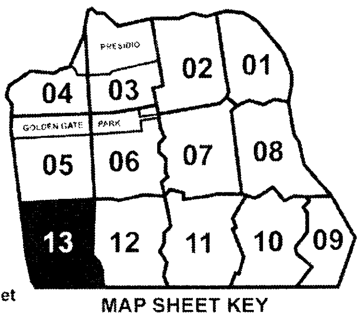
"Numbers" are Height Limits in feet. See Planning Code Section 250 and following.

"Letters" refer to Bulk Limits. See Planning Code Section 270.

00-Z-1 ← *"Suffix Numbers"* identify districts in which special regulations apply. See Planning Code Sections 263 and following.

N

0 250 500 1000 1500 Feet



MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

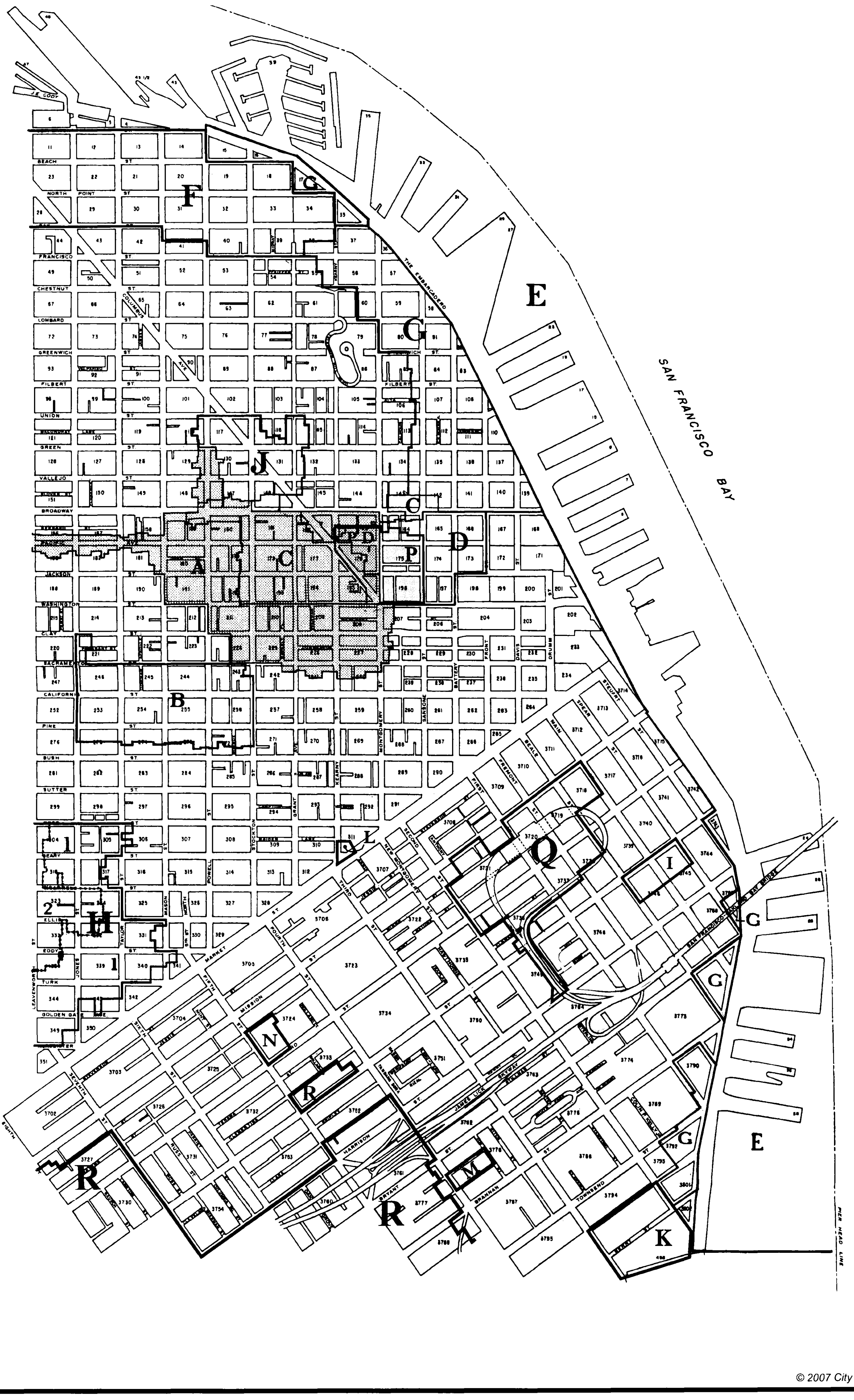
SHEET **HT13**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

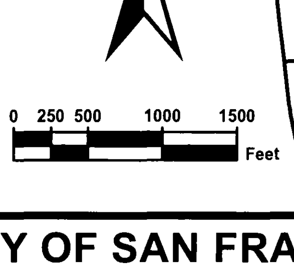
SHEET **HT13**

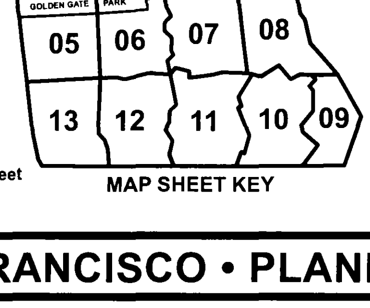
Page B-13



SPECIAL USE DISTRICTS

- A: Garment Shop SUD (dotted)
- B: Nob Hill SUD
- C: Washington-Broadway SUD 1
- D: Washington-Broadway SUD 2
- E: Waterfront SUD 1
- F: Waterfront SUD 2
- G: Waterfront SUD 3
- H: North of Market Residential SUD with Subareas 1 & 2
- I: Folsom & Main Residential/ Commercial SUD
- J: North Beach Financial Services Restricted Use SUD
- K: Northeast China Basin SUD
- L: Downtown Housing Demonstration SUD
- M: 4th and Freelon Streets SUD
- N: C-3-S(SU) SUD
- P: Jackson Square SUD (shaded)
- Q: Transbay C-3 SUD
- R: Western SOMA SUD





MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MARCH 2007.

SHEET **SU01**

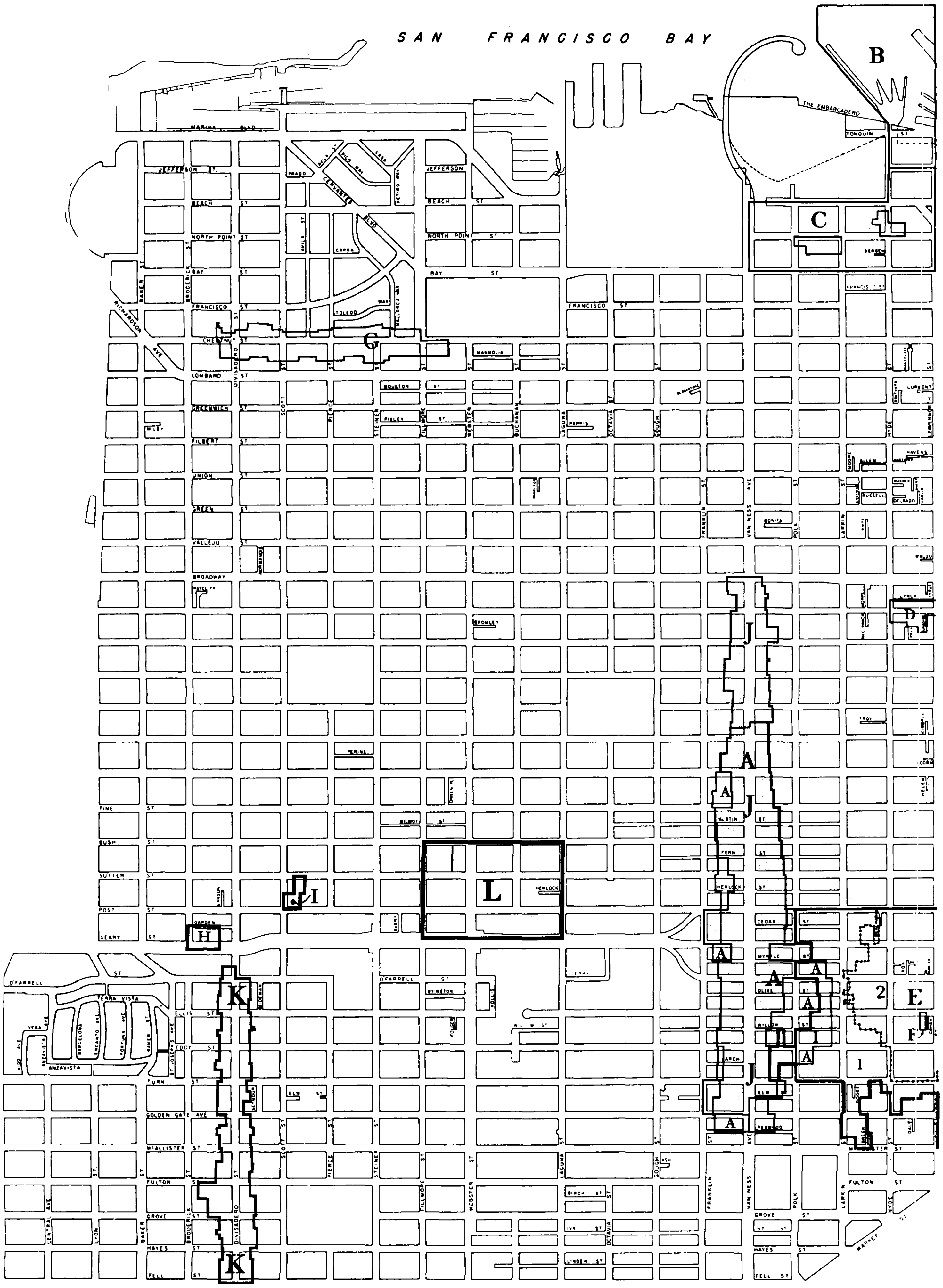
20070601-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET SU01

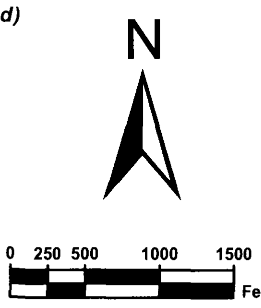
Page C-1

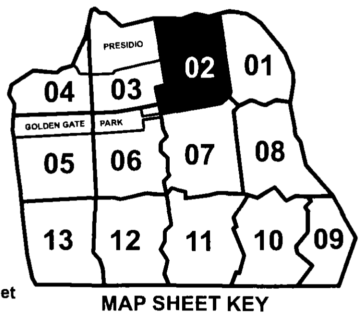
Supp. No. 1, April 2008



SPECIAL USE DISTRICTS *(✱ = SUD Controls Expired)*

- A: Automotive SUD
- B: Waterfront SUD 1
- C: Waterfront SUD 2
- D: Garment Shop SUD
- E: North of Market Residential SUD with Subareas 1 & 2
- F: Cohen Place & Ellis Street Affordable Housing SUD ✱
- G: Chestnut Street Financial Services Restricted Use SUD
- H: Geary Boulevard-Divisadero Street SUD
- I: Scott Street Senior Housing SUD ✱
- J: Van Ness SUD (shaded)
- K: Divisadero Street Alcohol Restricted Use SUD
- L: Japantown SUD





MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH APRIL 2007.

SHEET **SU02**

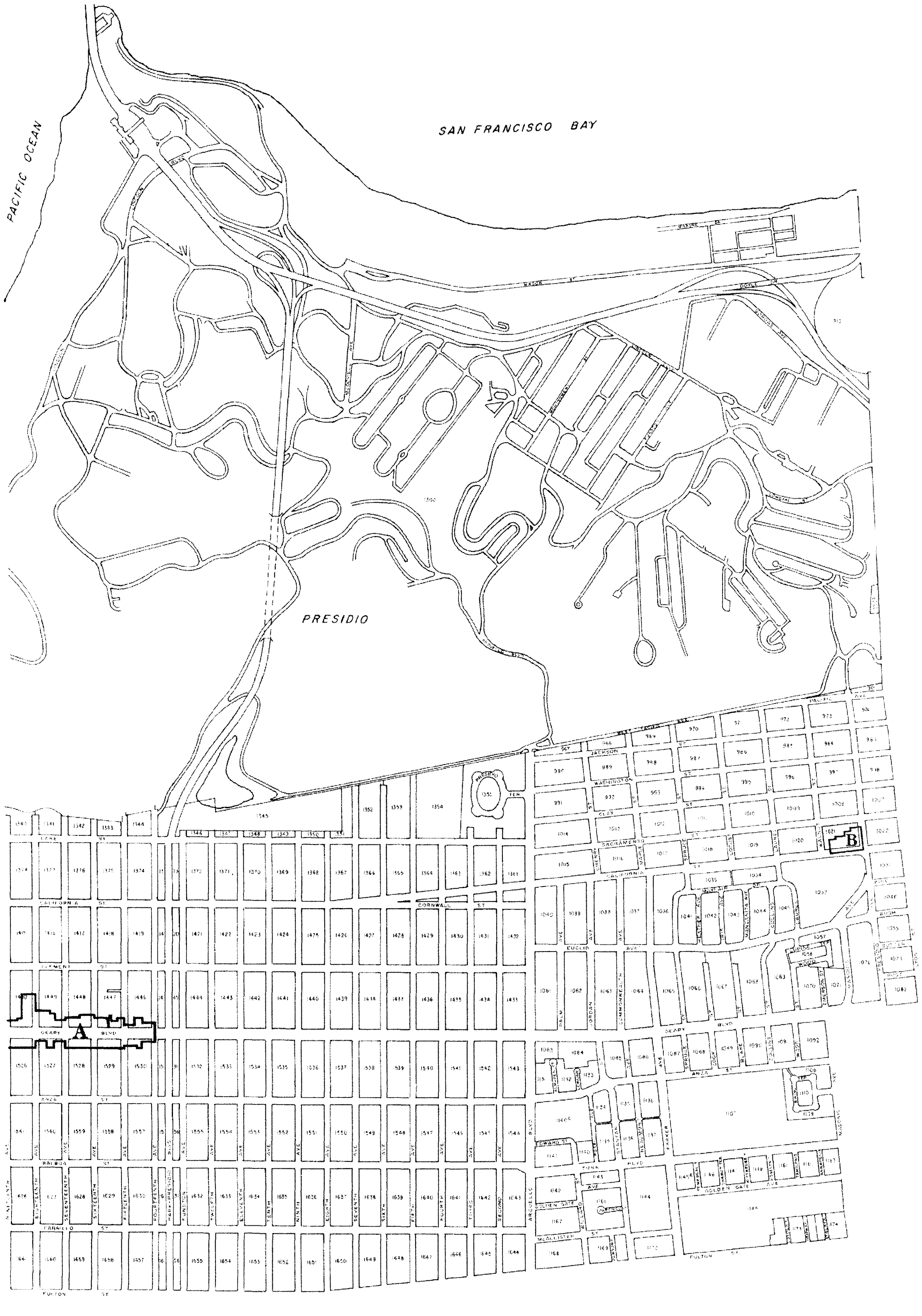
20070601-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **SU02**

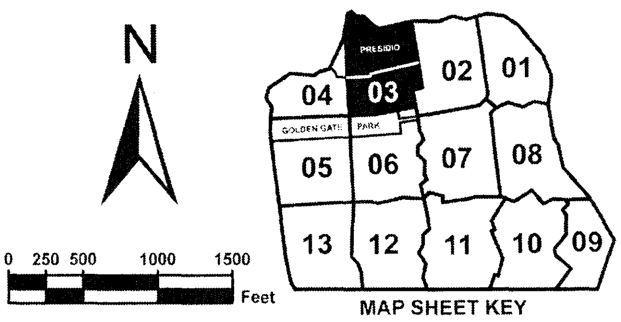
Page C-2

Supp. No. 1, April 2008



SPECIAL USE DISTRICTS

A: Geary Boulevard Fast Food Restricted Use SUD
B: California Street-Presidio Avenue Community Center SUD



THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO IS ESTABLISHED BY SECTIONS 105 AND 106 OF THE PLANNING CODE, A PART OF THE SAN FRANCISCO MUNICIPAL CODE. SPECIAL USE DISTRICTS ARE ESTABLISHED BY SECTION 235 AND FOLLOWING OF THE PLANNING CODE.

MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET **SU03**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **SU03**

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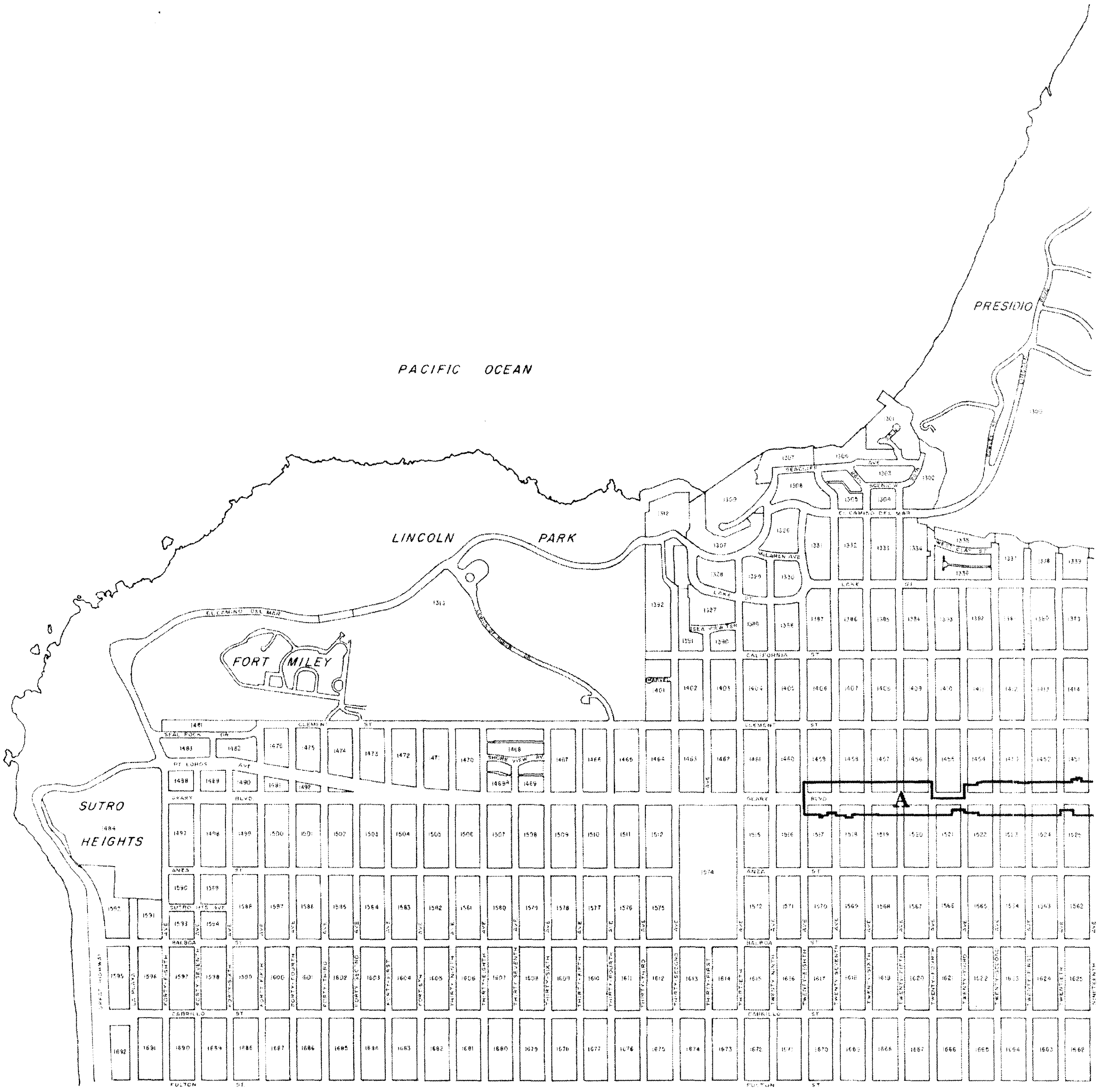
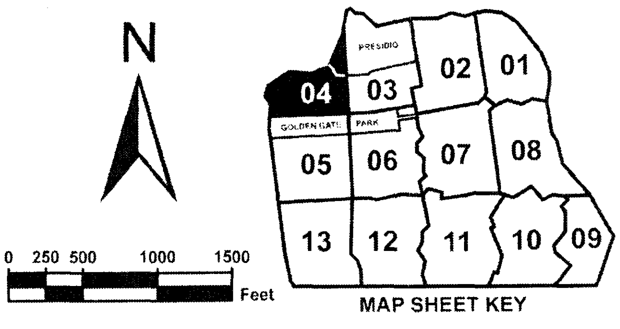


SPECIAL USE DISTRICTS

A: Geary Boulevard Fast Food Restricted Use SUD



THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO IS ESTABLISHED BY SECTIONS 105 AND 106 OF THE PLANNING CODE, A PART OF THE SAN FRANCISCO MUNICIPAL CODE. SPECIAL USE DISTRICTS ARE ESTABLISHED BY SECTION 235 AND FOLLOWING OF THE PLANNING CODE.

MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

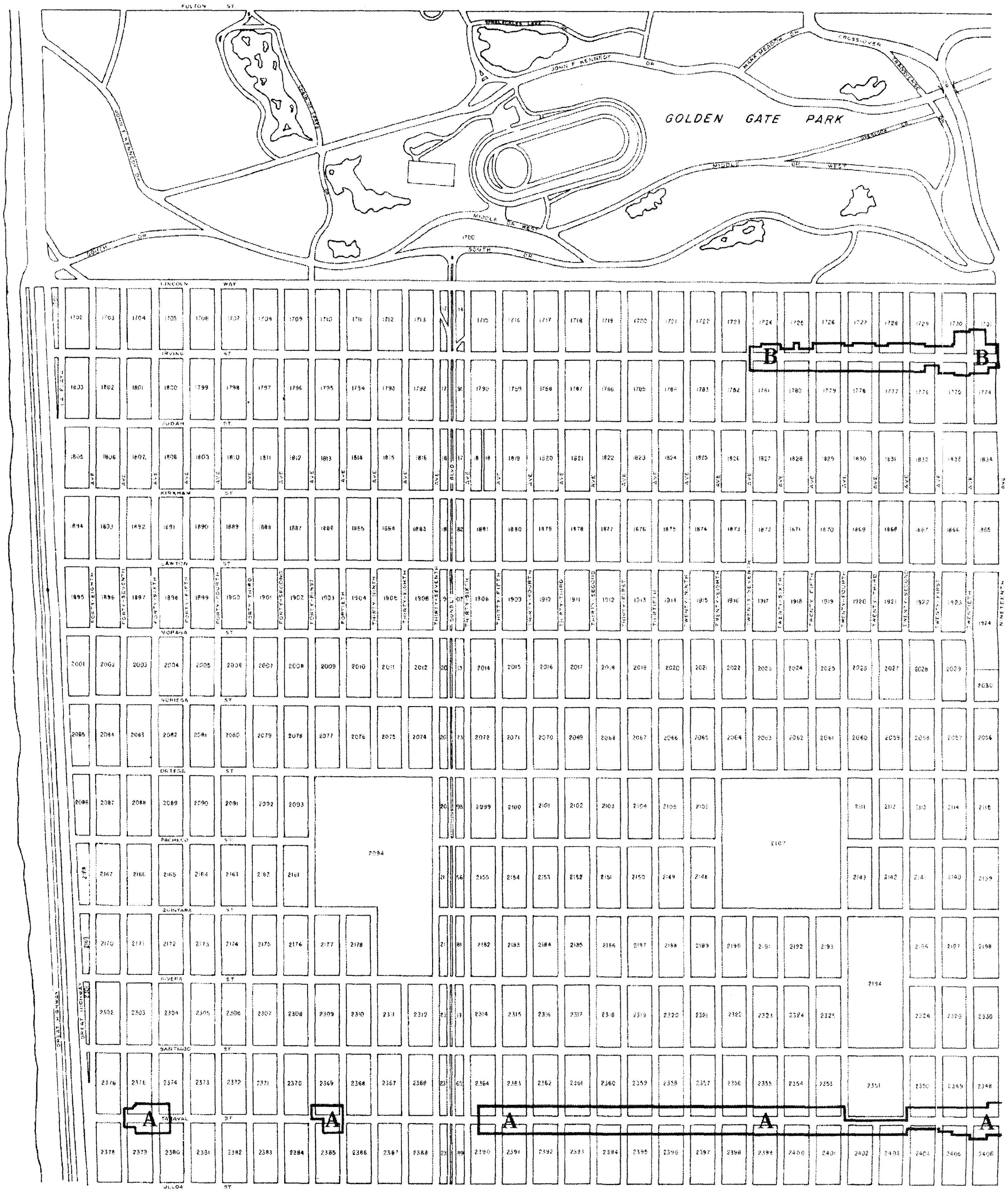
SHEET **SU04**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

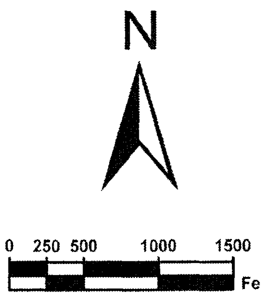
SHEET SU04

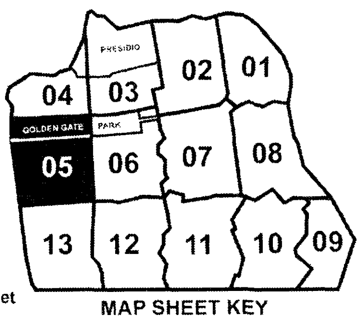
Page C-4



SPECIAL USE DISTRICTS

A: Taraval Street Restaurant & Fast Food Restricted Use SUD
B: Irving Street Restaurant & Fast Food Restricted Use SUD





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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET **SU05**

2006C615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **SU05**

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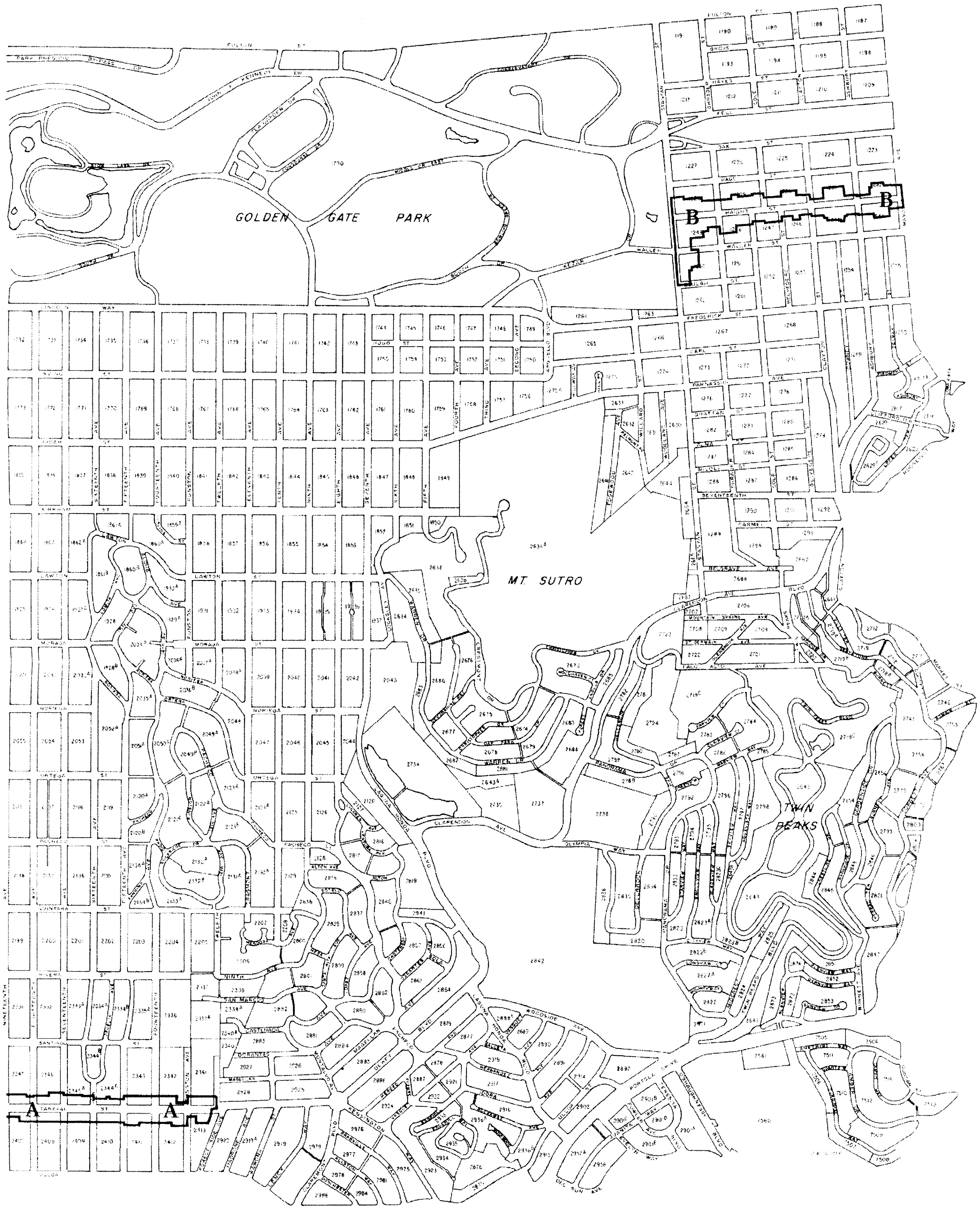
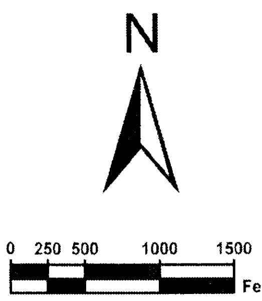
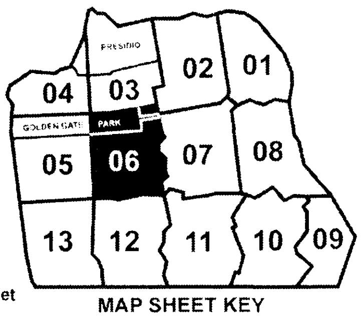


SPECIAL USE DISTRICTS

A: Taraval Street Restaurant & Fast Food Restricted Use SUD
B: Haight Street Alcohol Restricted Use SUD





MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET **SU06**

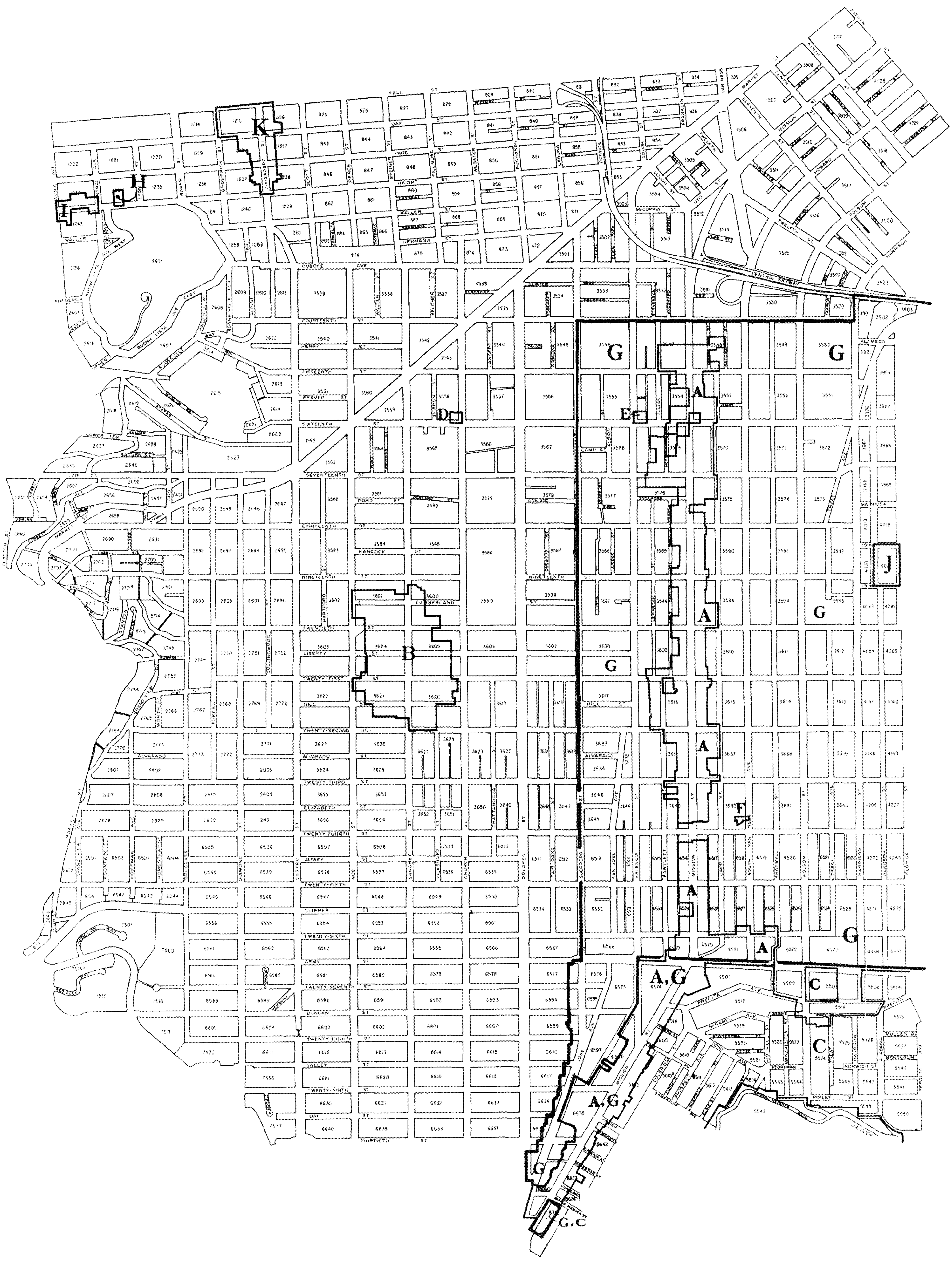
20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

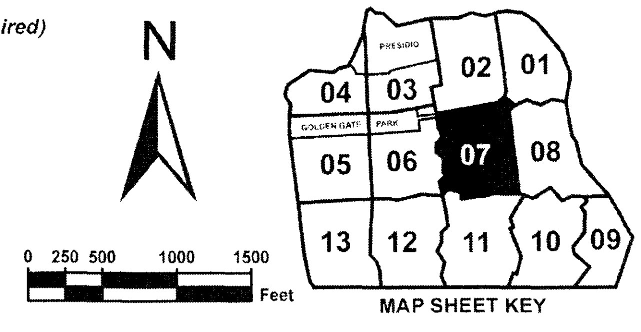
SU06

Page C-6



SPECIAL USE DISTRICTS *(* = SUD Controls Expired)*

- A: Mission Street Fast Food Restricted Use SUD
- B: Dolores Heights SUD
- C: Bernal Heights SUD
- D: 16th and Church Streets Affordable Housing SUD *
- E: Valencia and 16th Streets Affordable Housing SUD *
- F: South Van Ness and 24th Street Affordable Housing SUD *
- G: Mission Alcoholic Beverage Restricted Use SUD
- H: Haight Street Senior Affordable Housing SUD
- I: Haight Street Alcohol Restricted Use SUD
- J: Alabama-18th Streets Affordable Housing SUD
- K: Divisadero Street Alcohol Restricted Use SUD



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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

SHEET **SU07**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

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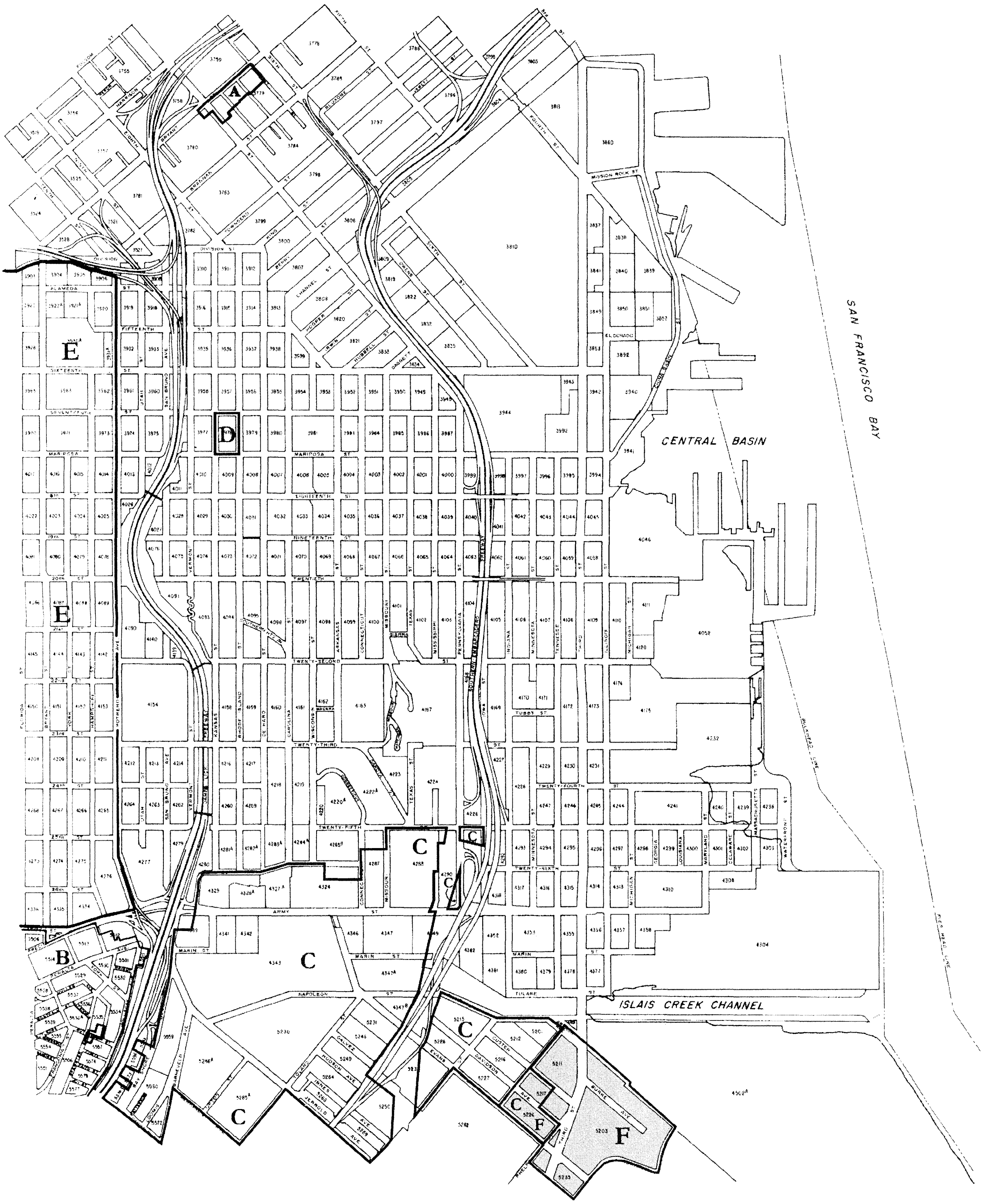
Page C-7



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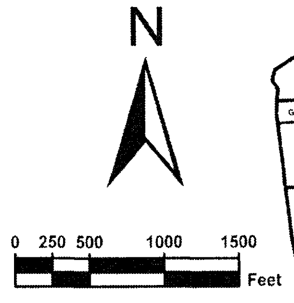
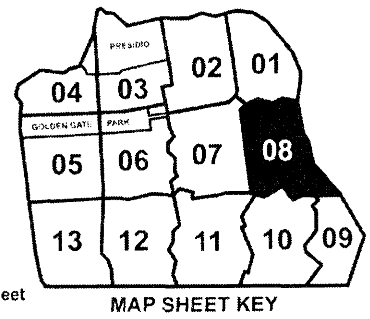
SPECIAL USE DISTRICTS

- A: South of Market Special Hall of Justice Legal Services SUD
- B: Bernal Heights SUD
- C: Industrial Protection Zone SUD
- D: 17th and Rhode Island Streets Grocery Store SUD
- E: Mission Alcoholic Beverage Restricted Use SUD
- F: Third Street Alcohol Restricted Use SUD (shaded)





MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

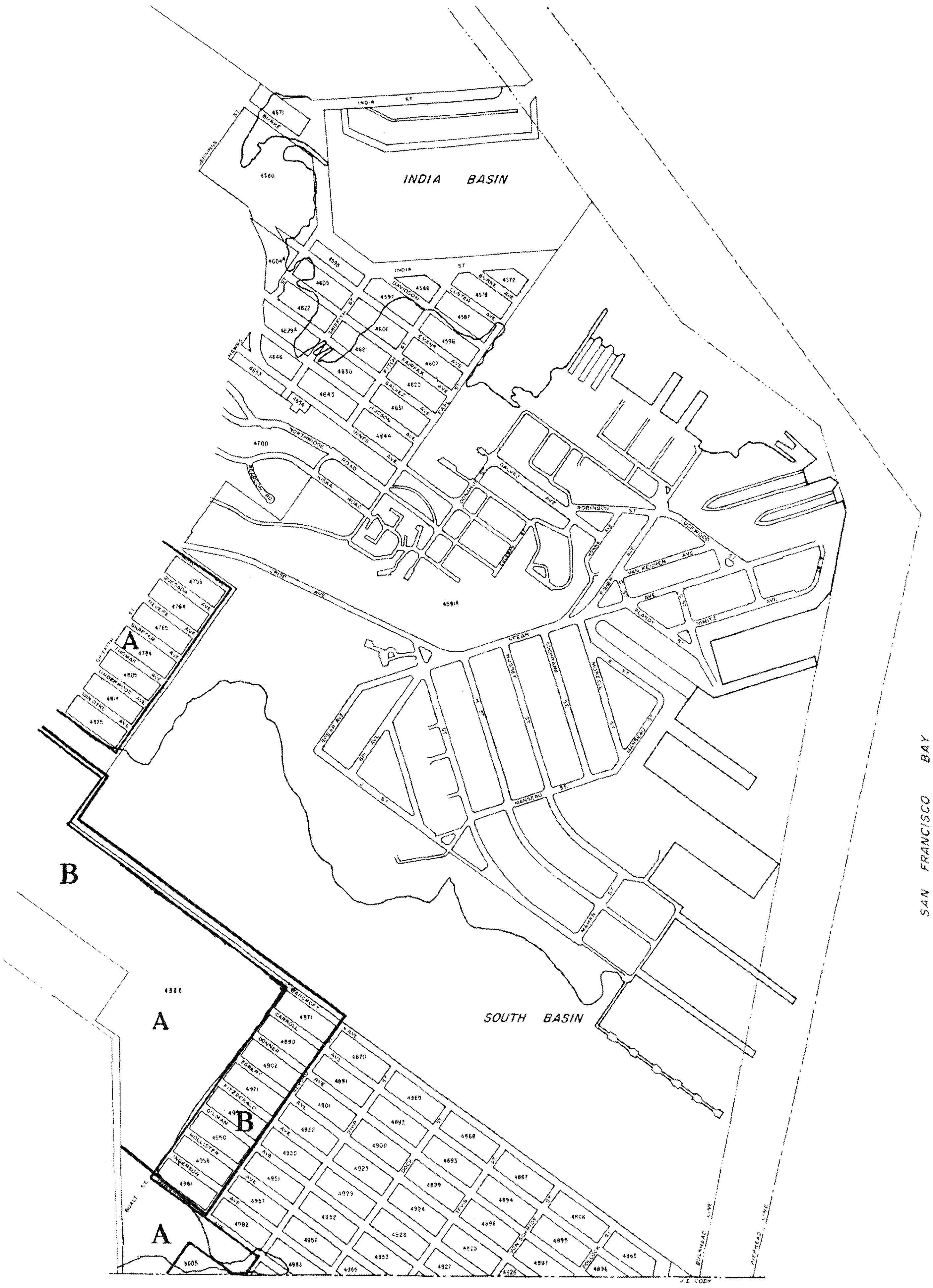
SHEET **SU08**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **SU08**

Page C-8



SPECIAL USE DISTRICTS

A: Restricted Light Industrial SUD
B: Candlestick Point SUD

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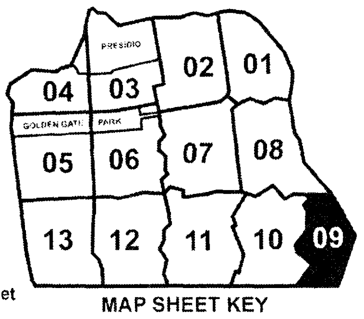
Feet



MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

SHEET **SU09**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

SU09

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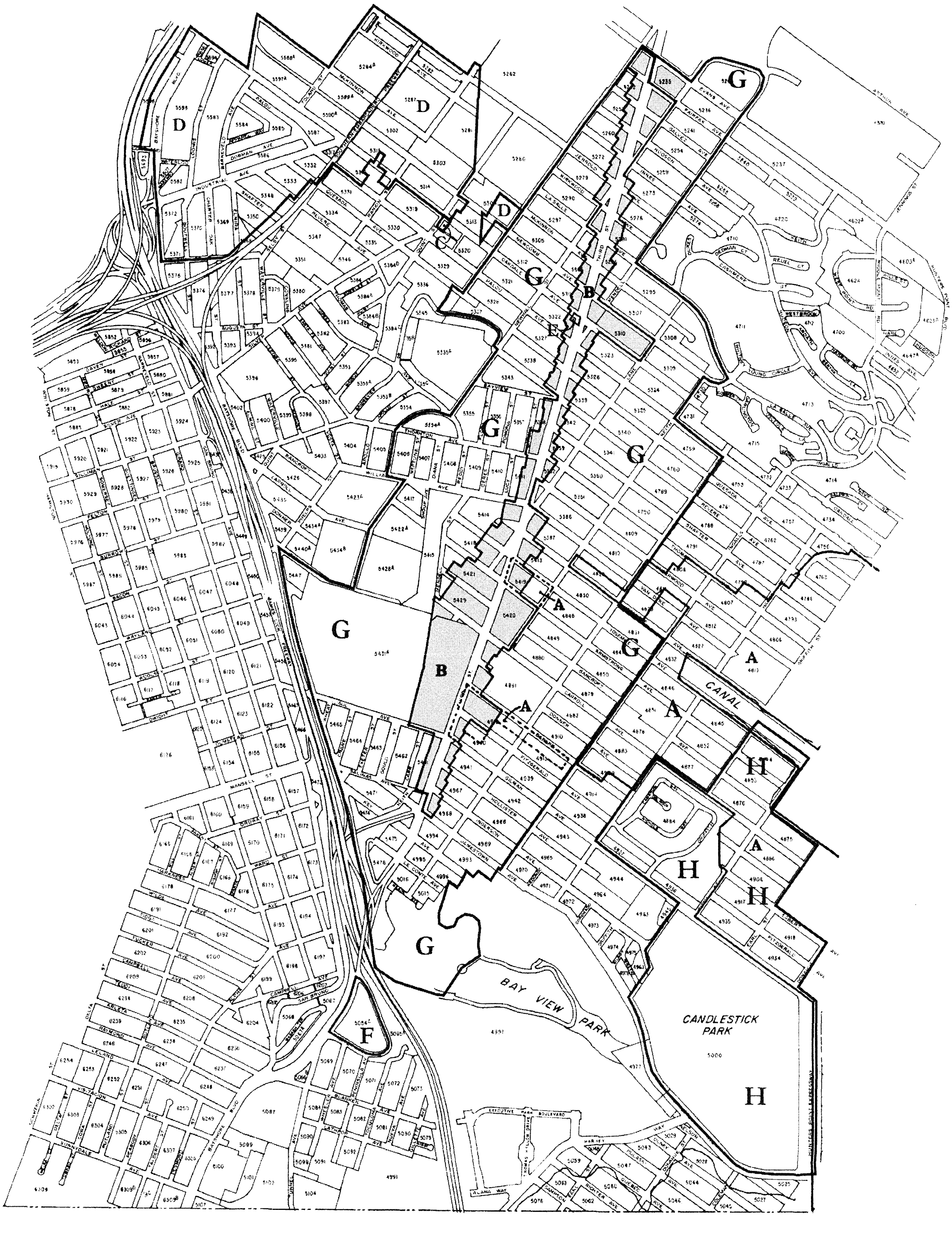
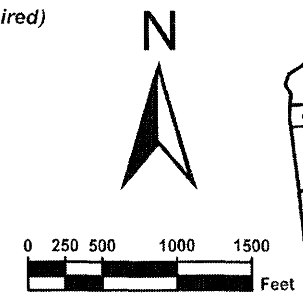
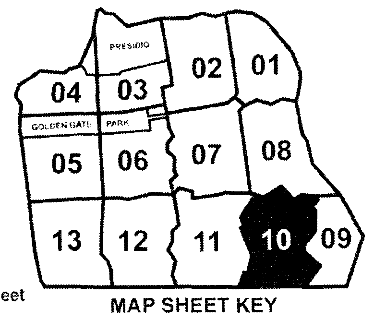


SPECIAL USE DISTRICTS *(✻ = SUD Controls Expired)*

A: Restricted Light Industrial SUD
B: Third Street SUD (shaded)
C: Oakdale Avenue and Quint Street Affordable Housing SUD ✻
D: Industrial Protection Zone SUD
E: Third Street and Oakdale Avenue Affordable Housing SUD ✻
F: Bayshore-Hester Neighborhood Commercial SUD
G: Third Street Alcohol Restricted Use SUD
H: Candlestick Point SUD





MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET **SU10**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

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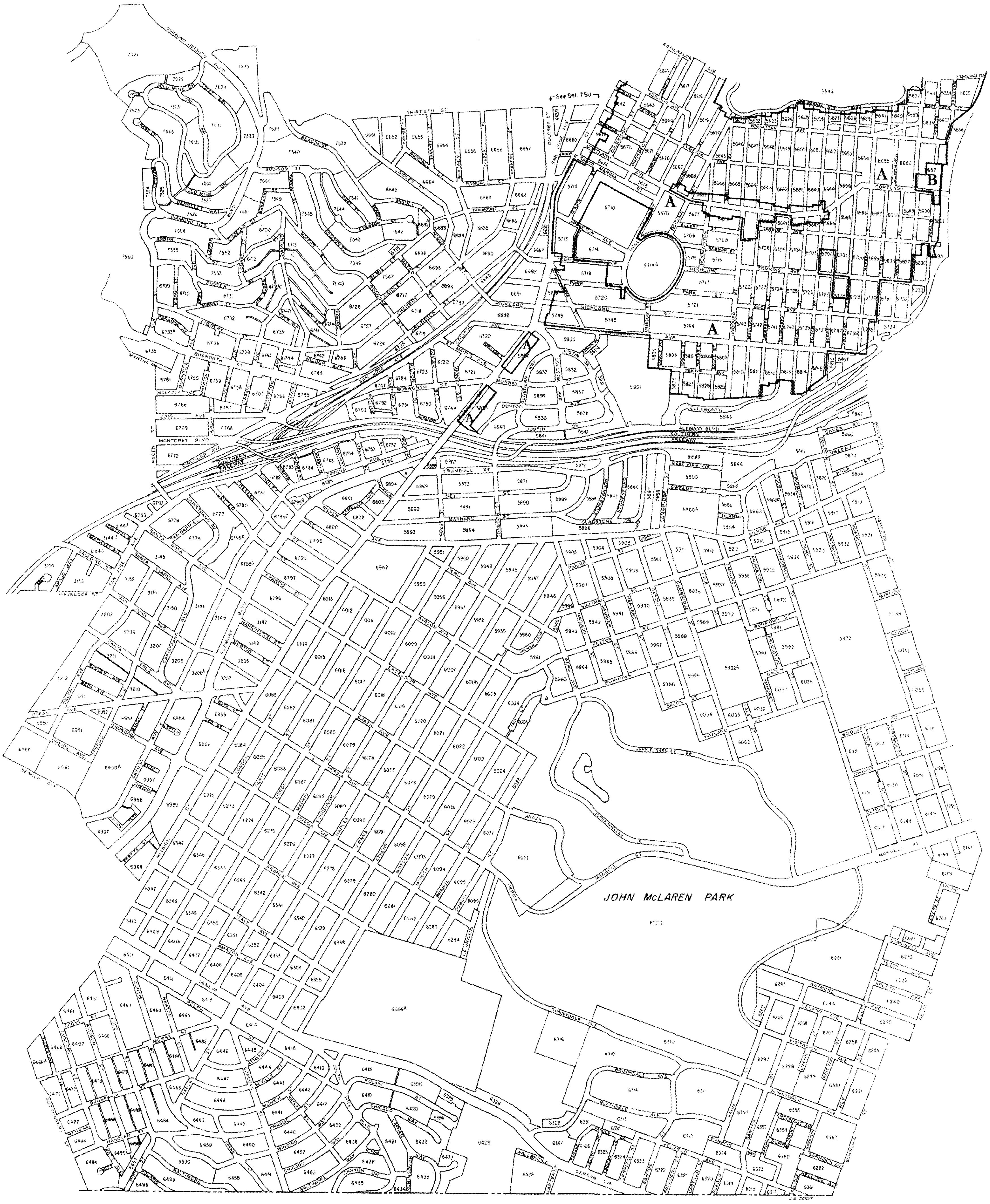
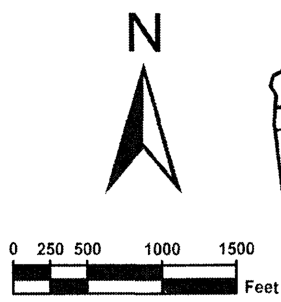
SU10

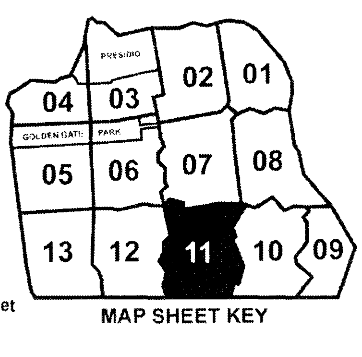
Page C-10



SPECIAL USE DISTRICTS

A: Bernal Heights SUD
B: Industrial Protection Zone SUD





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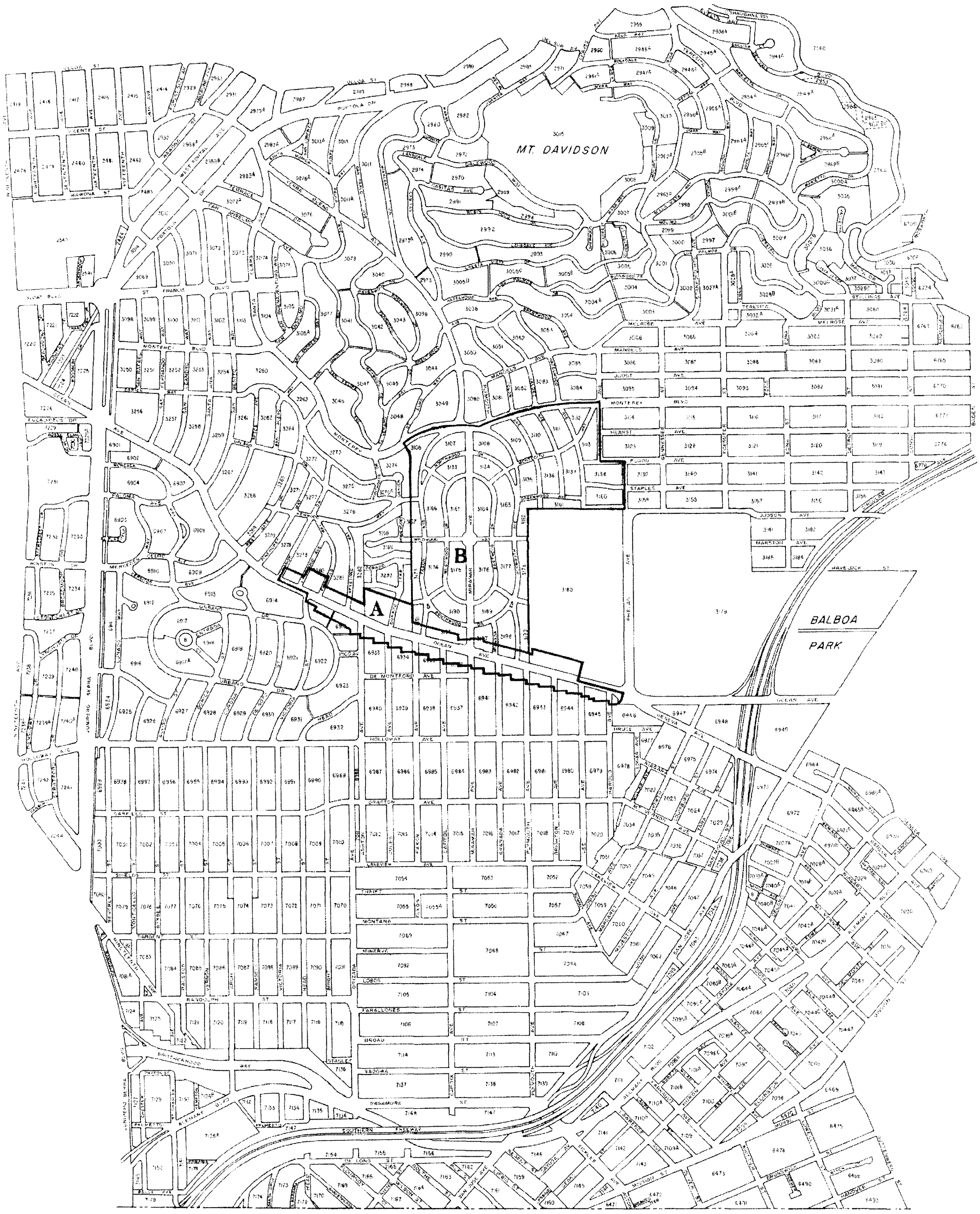
MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET **SU11**

20060615-1

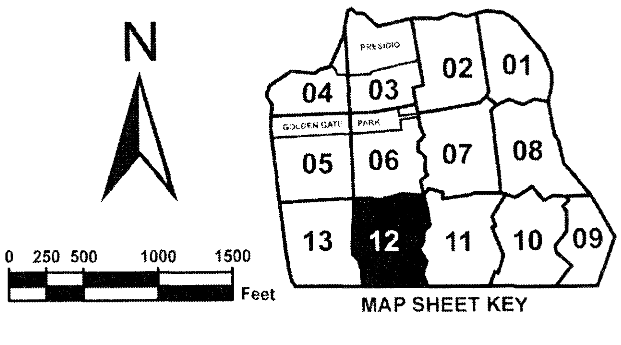
ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **SU11**



SPECIAL USE DISTRICTS

A: Ocean Avenue Fast Food Restricted Use Sub-District
B: Westwood Park Residential Character District



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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

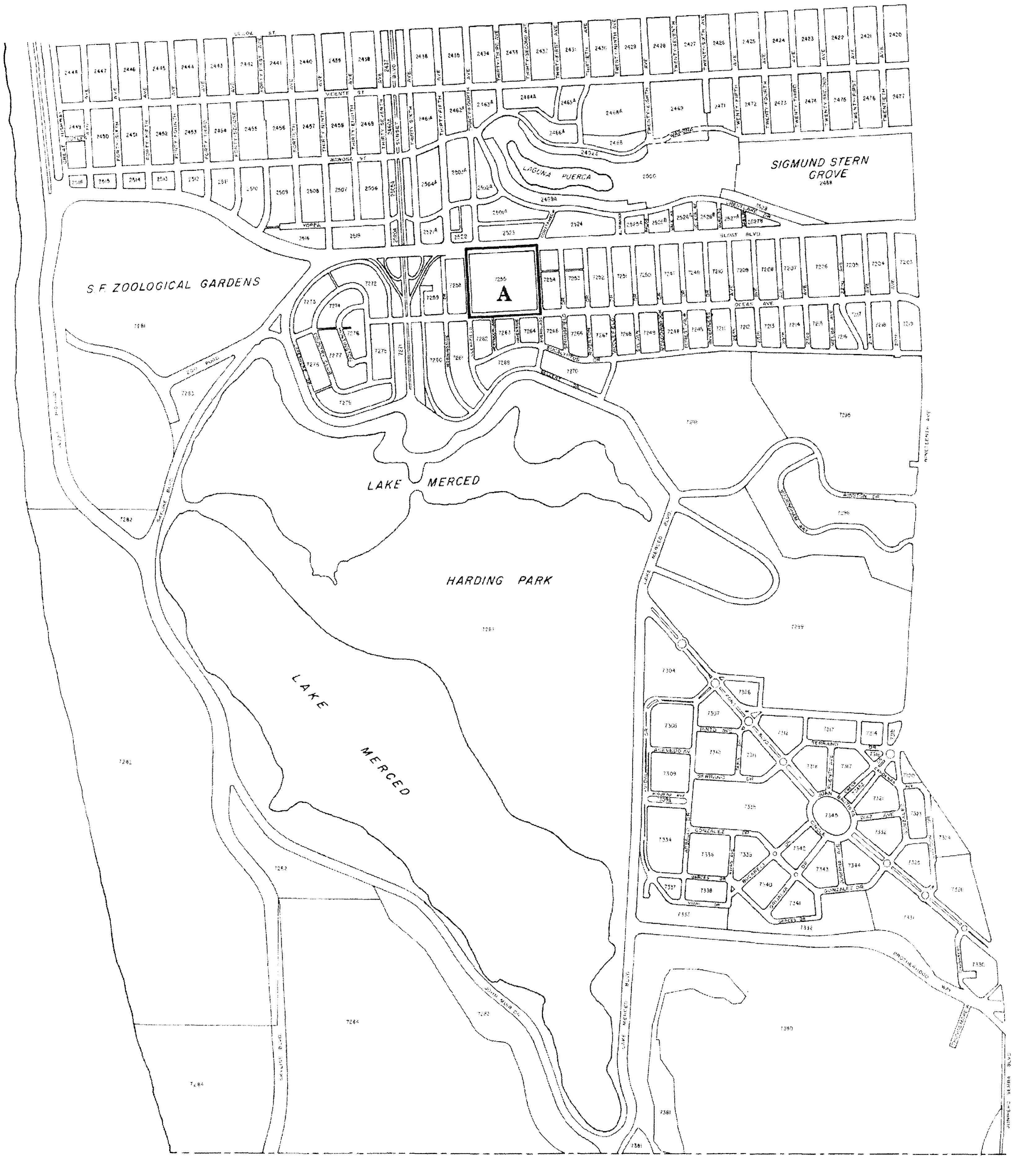
SHEET **SU12**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

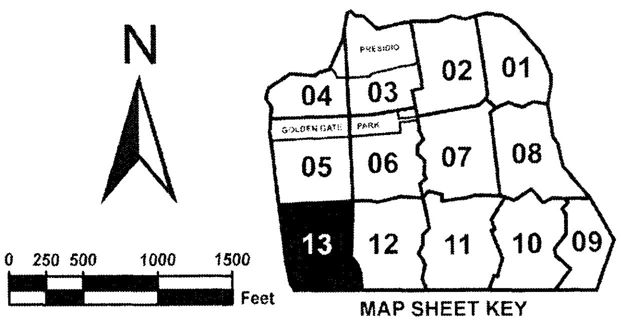
SHEET SU12

Page C-12



SPECIAL USE DISTRICTS

A: Lakeshore Plaza Neighborhood Commercial SUD



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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

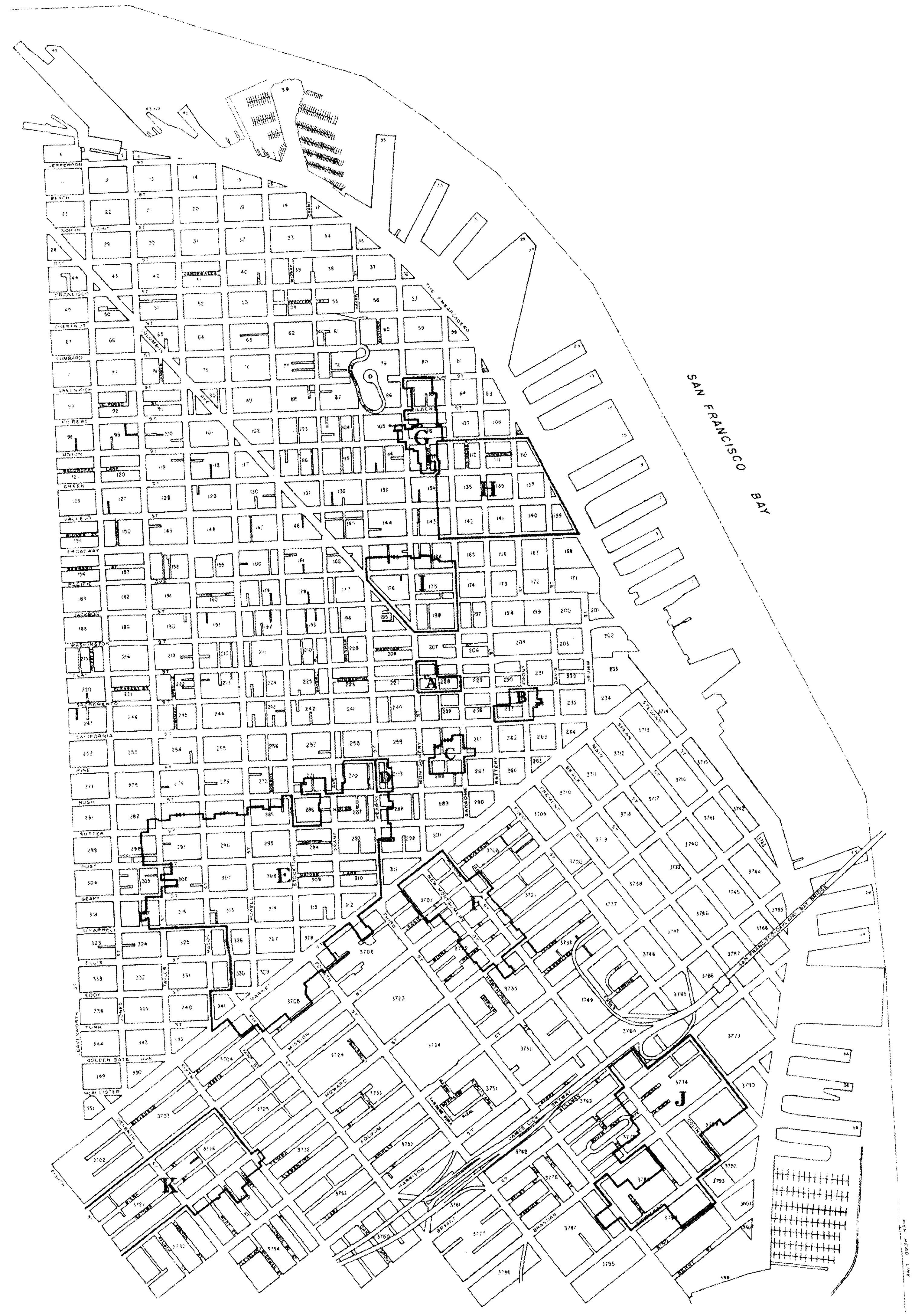
SHEET **SU13**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

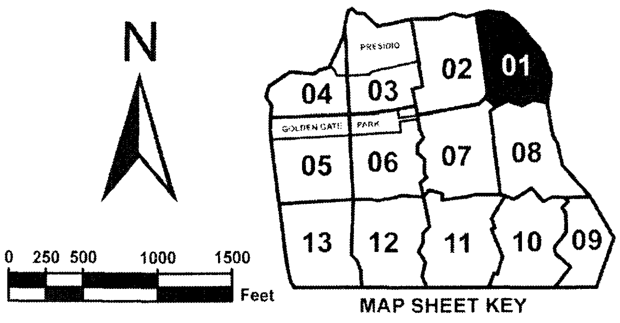
SHEET

SU13



PRESERVATION DISTRICTS

A: Commercial/Leidesdorff Conservation District
B: Front/California Conservation District
C: Pine/Sansome Conservation District
D: Kearny/Belden Conservation District
E: Kearny/Market/Mason/Sutter Conservation District
F: New Montgomery/Second Conservation District
G: Telegraph Hill Historic District
H: Northeast Waterfront Historic District
I: Jackson Square Historic District
J: South End Historic District
K: South of Market Extended Preservation District



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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET PD01

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

PD01

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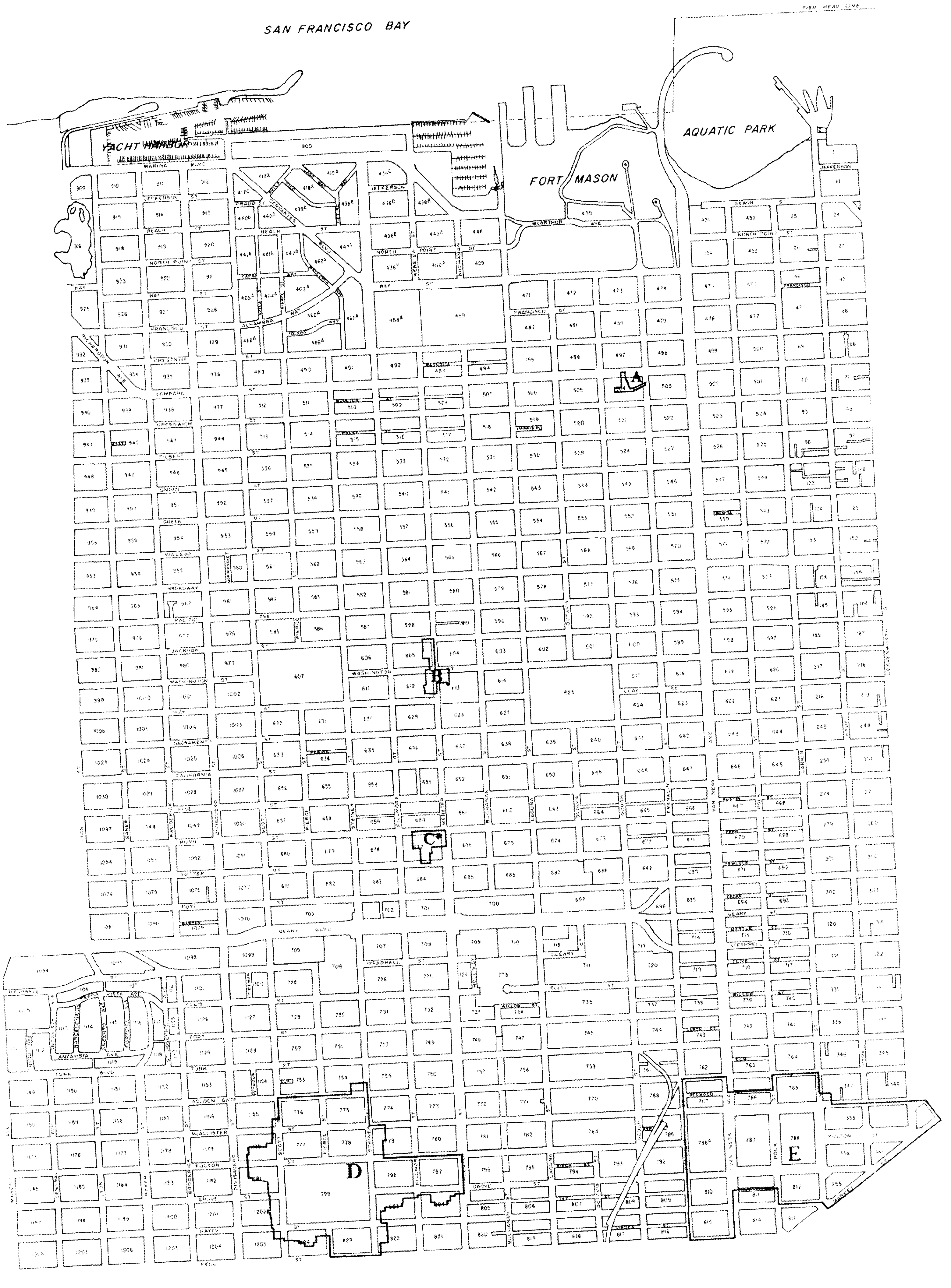
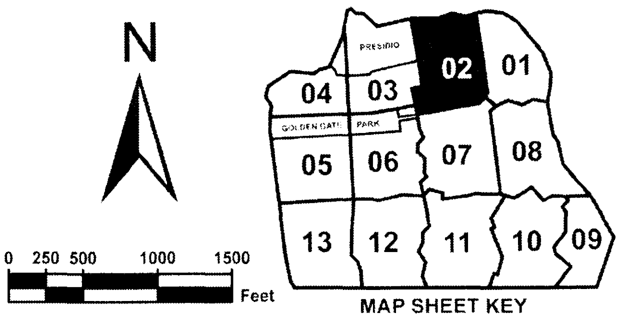


PRESERVATION DISTRICTS

A: Blackstone Court Historic District
B: Webster Street Historic District
C: Bush Street-Cottage Row Historic District
D: Alamo Square Historic District
E: Civic Center Historic District



THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO IS ESTABLISHED BY SECTIONS 105 AND 106 OF THE PLANNING CODE, A PART OF THE SAN FRANCISCO MUNICIPAL CODE. PRESERVATION DISTRICTS ARE ESTABLISHED BY ARTICLES 10 AND 11 OF THE PLANNING CODE.

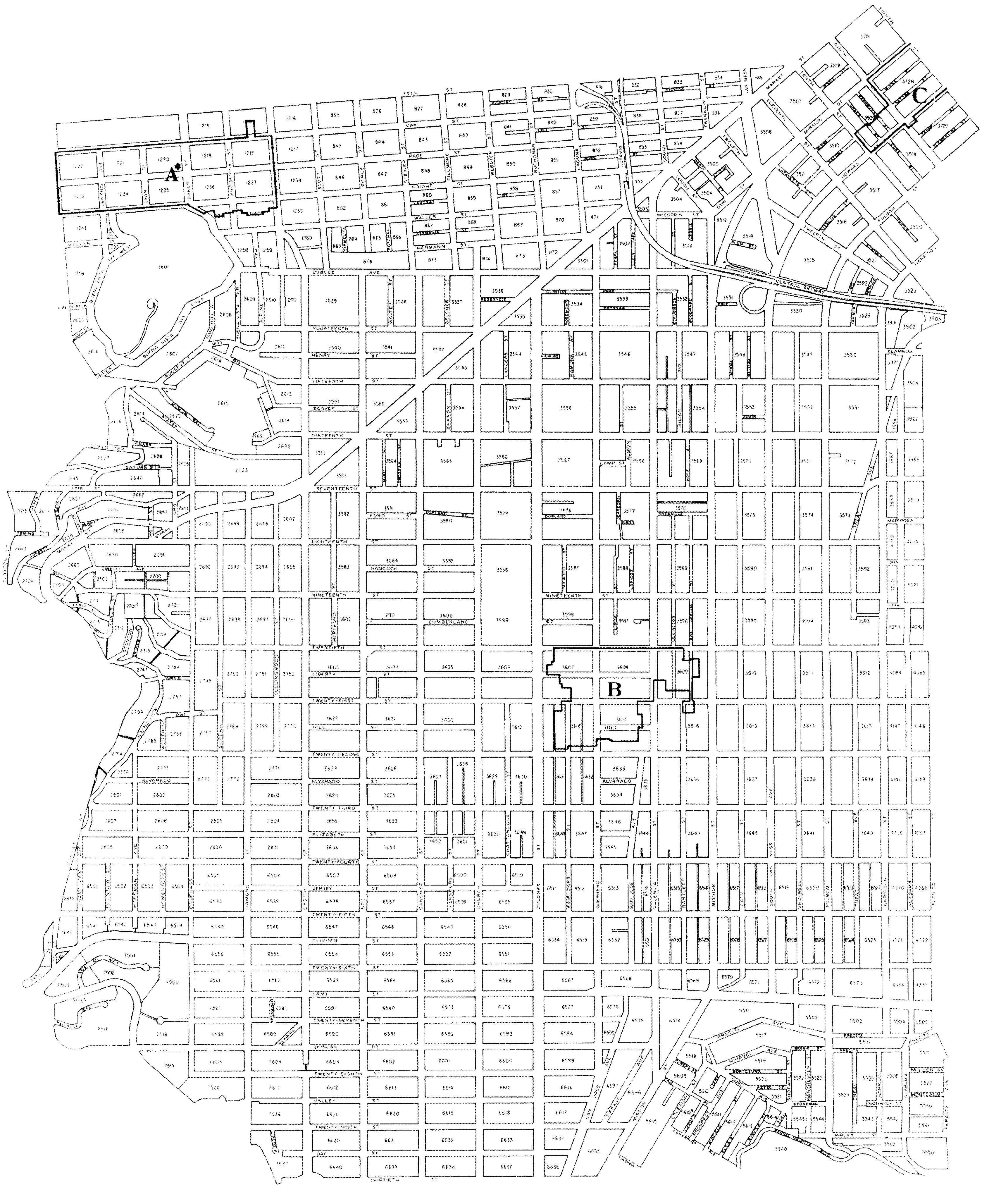
MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

SHEET **PD02**

20060615.1

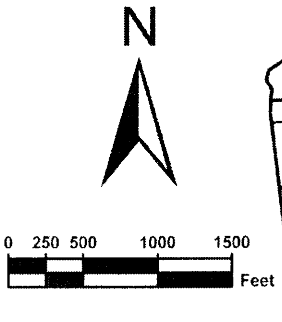
ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

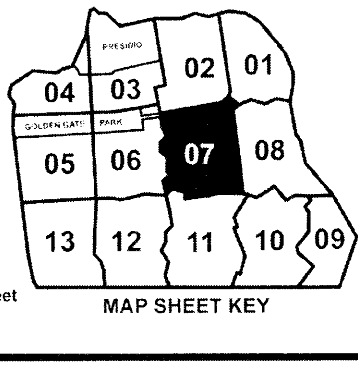
SHEET PD02



PRESERVATION DISTRICTS

A: **Buena Vista North Historic District** * (Proposed)
B: **Liberty/Hill Historic District**
C: **South of Market Extended Preservation District**





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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

SHEET **PD07**

20060615.1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **PD07**

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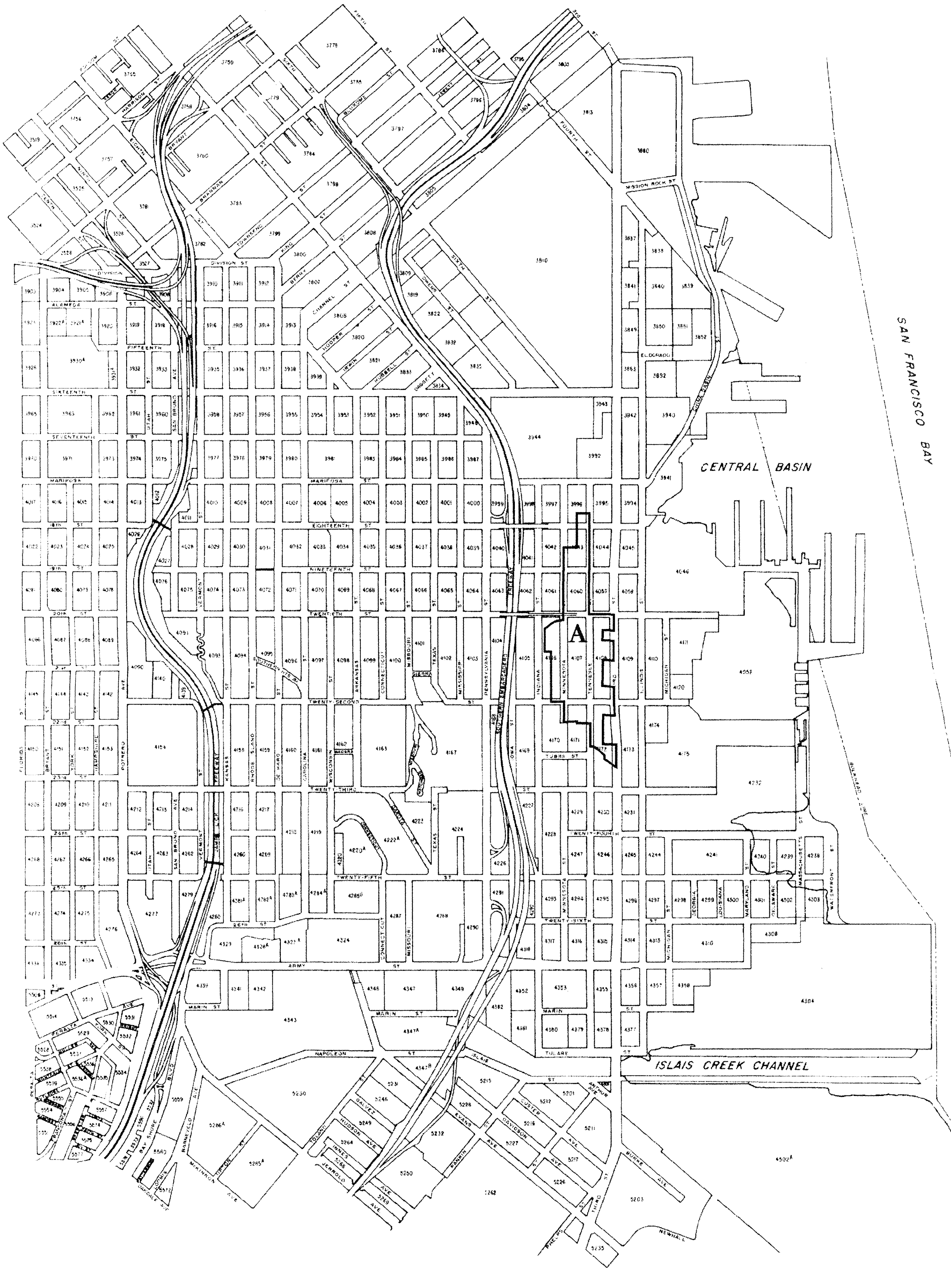
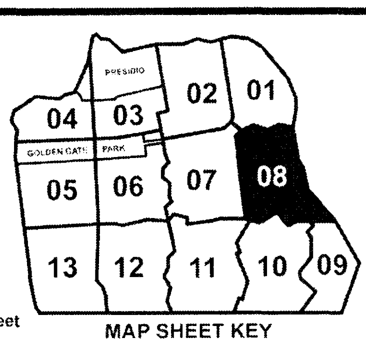


PRESERVATION DISTRICTS

A: Dogpatch Historic District

N

0 250 500 1000 1500
Feet



MAP SHEET KEY

THE ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO IS ESTABLISHED BY SECTIONS 105 AND 106 OF THE PLANNING CODE, A PART OF THE SAN FRANCISCO MUNICIPAL CODE. PRESERVATION DISTRICTS ARE ESTABLISHED BY ARTICLES 10 AND 11 OF THE PLANNING CODE.

MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

SHEET **PD08**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

PD08

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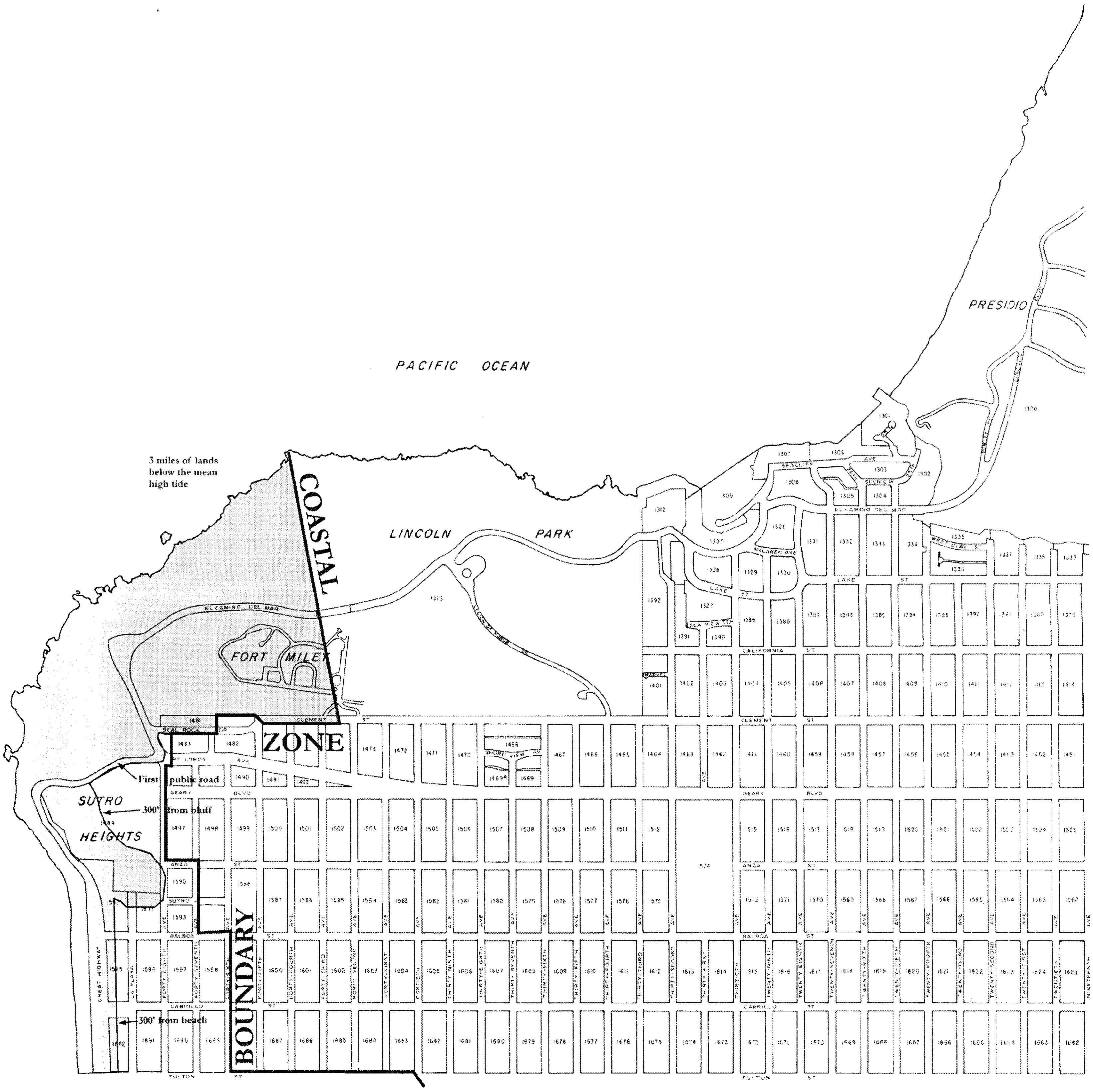


COASTAL ZONE AREA

▬ Local Coastal Zone Permit Area

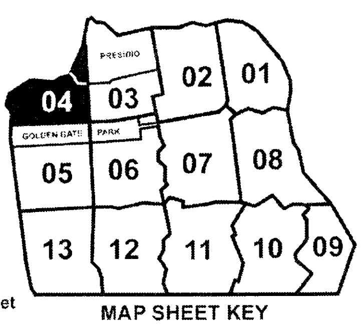
☐ Area Appealable to the California Coastal Commission *

▨ Jurisdiction Retained by the California Coastal Commission

* If a parcel is bisected by the appeal area boundary, only that portion within the appeal area is subject to the California Coastal Commission.

N

0 250 500 1000 1500
Feet



MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET **CZ04**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **CZ04**

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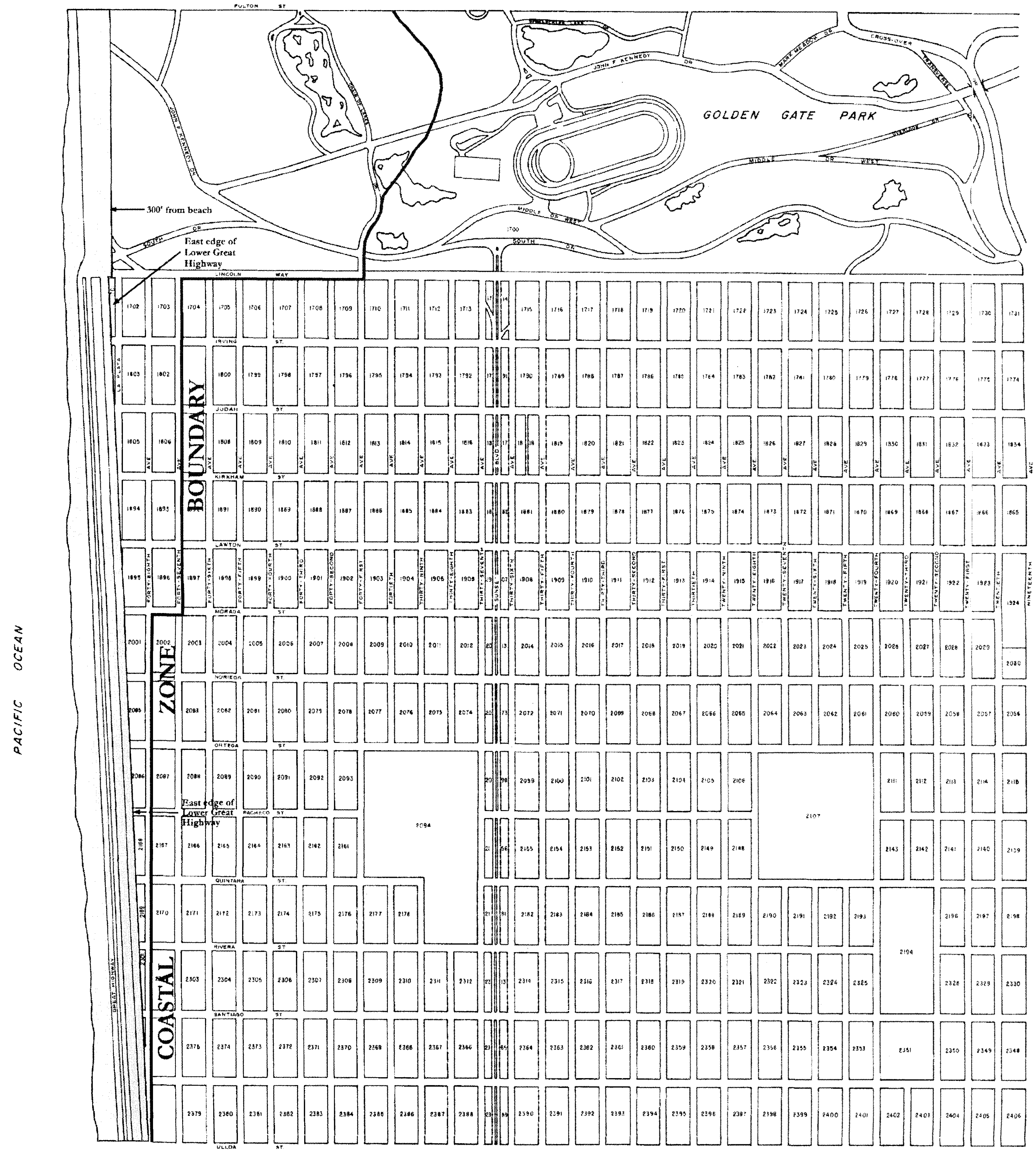

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COASTAL ZONE AREA

▬ Local Coastal Zone Permit Area

☐ Area Appealable to the California Coastal Commission *

▨ Jurisdiction Retained by the California Coastal Commission

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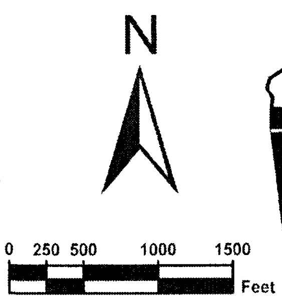

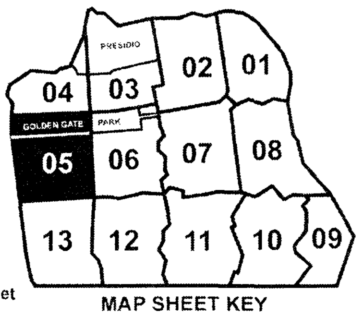

MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET **CZ05**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

CZ05

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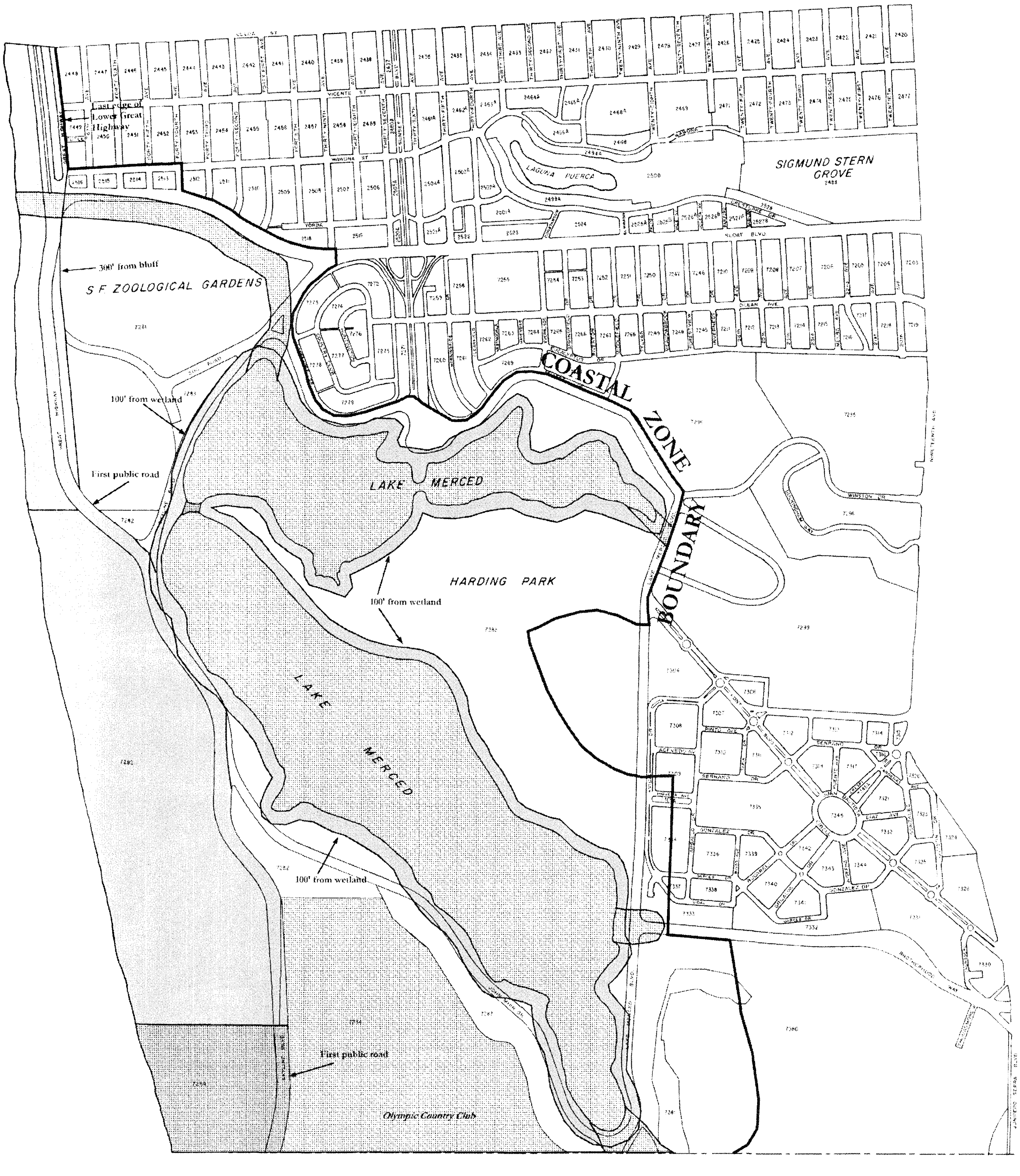

COASTAL ZONE AREA

━ Local Coastal Zone Permit Area

☐ Area Appealable to the California Coastal Commission *

▨ Jurisdiction Retained by the California Coastal Commission

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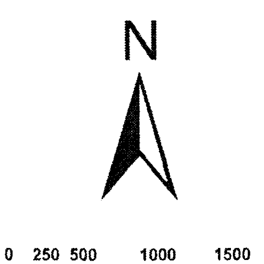

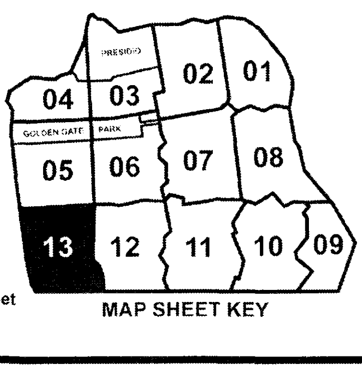

MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006

SHEET **CZ13**

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ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET CZ13

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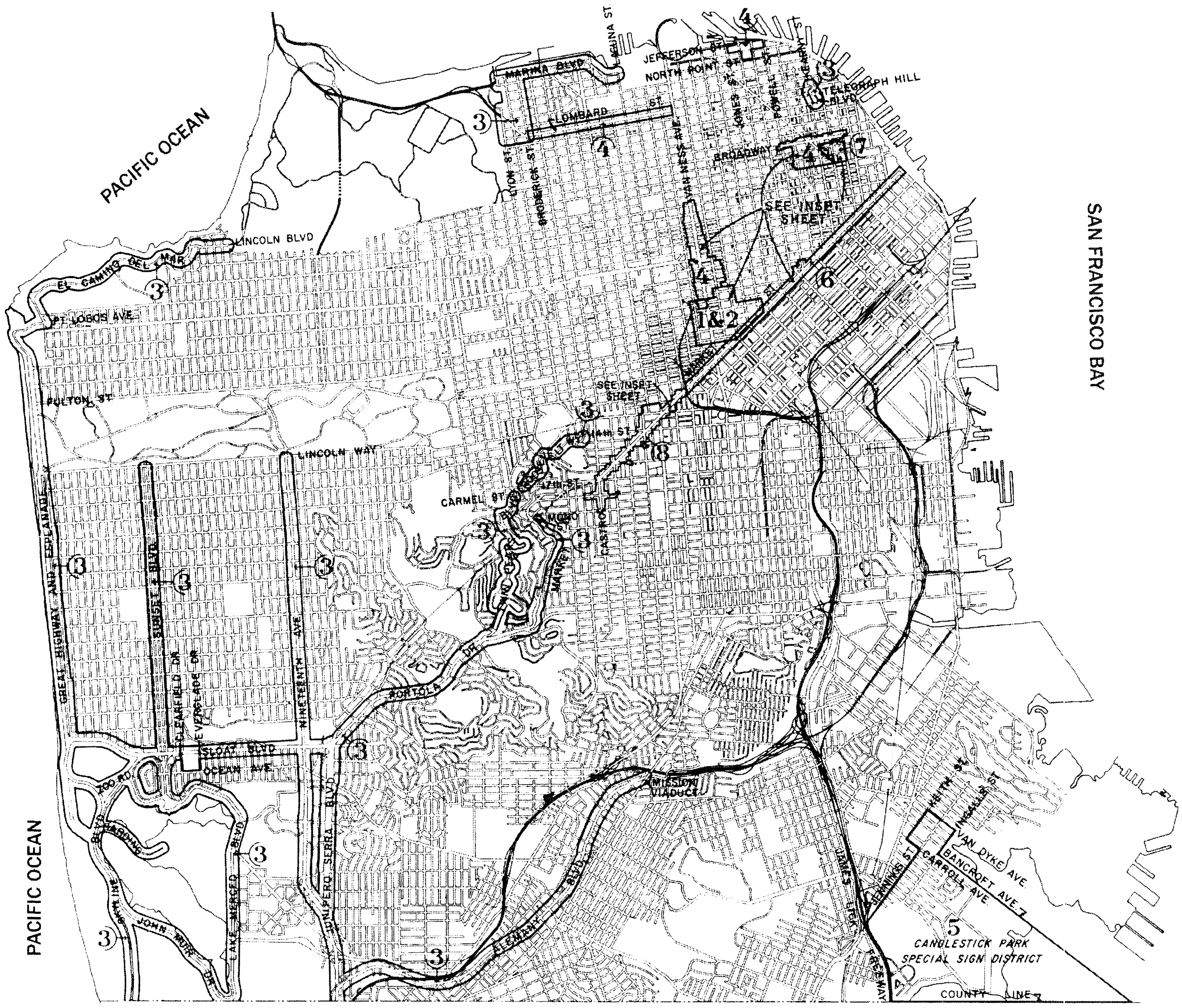

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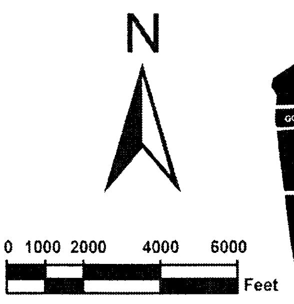
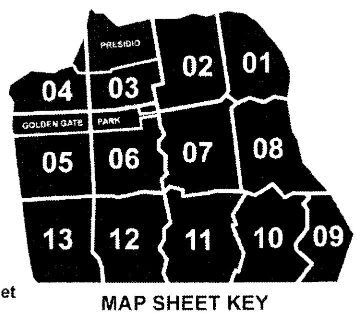
SPECIAL SIGN DISTRICTS - CITYWIDE

1: Civic Center SSD 1
2: Civic Center SSD 2
3: Special Districts for Scenic Streets
4: Special Districts for Sign Illumination
5: Candlestick Park SSD
6: Market Street SSD
7: Jackson Square SSD
8: Upper Market Street SSD





MAP SHEET KEY

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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET **SS01**

20060615-1

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET **SS01**

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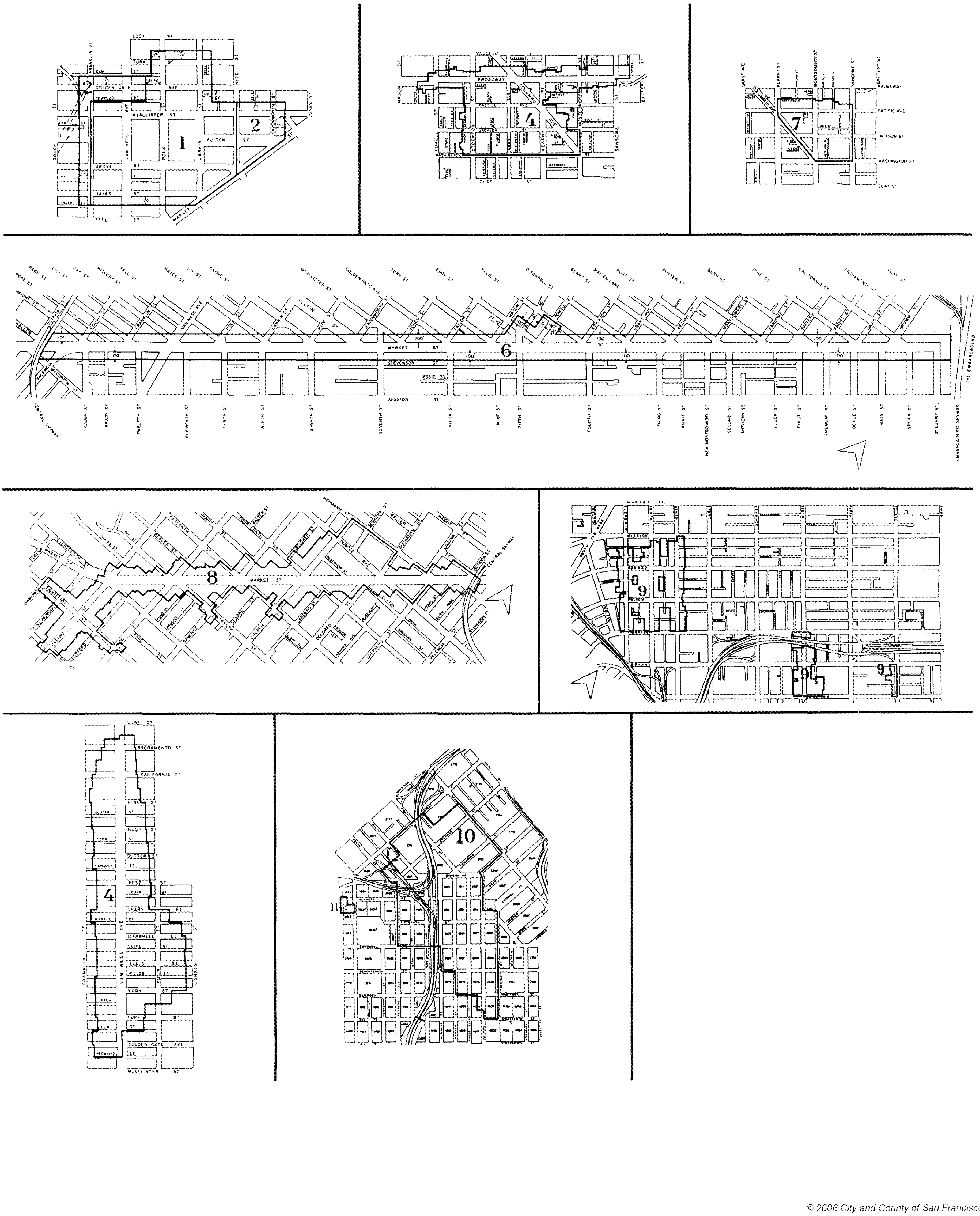

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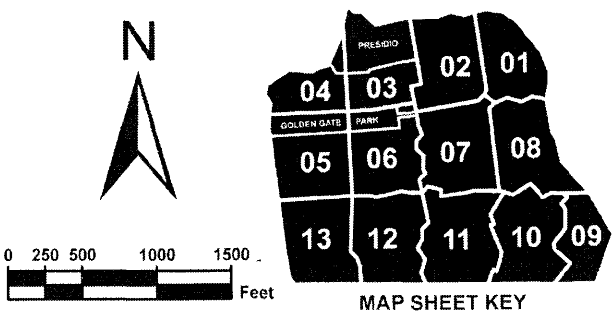
SPECIAL SIGN DISTRICTS - DETAILED

- 1: Civic Center SSD 1
- 2: Civic Center SSD 2
- 4: Special Districts for Sign Illumination
- 6: Market Street SSD
- 7: Jackson Square SSD
- 8: Upper Market Street SSD
- 9: South of Market Special General Advertising SSD
- 10: Showplace Square SSD
- 11: Hamm's Building Historic SSD



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MAP INCORPORATES BOARD OF SUPERVISORS' ORDINANCES ENACTED THROUGH MAY 2006.

SHEET **SS02**

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ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO • PLANNING DEPARTMENT

SHEET

SS02